



2024-2028 CONSOLIDATED PLAN

2024 Action Plan

300 W. Waugh Street
Dalton, GA 30720

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Executive Summary

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

1. Introduction

The City of Dalton's Five-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. This Con Plan consolidates into a single document the planning and application requirements for the Community Development Block Grant (CDBG) program.

Con Plans must be prepared and submitted to HUD every three to five years. The City uses a five-year Con Plan cycle and has a program year beginning July 1. This plan covers fiscal years 2024 – 2028.

The purpose of the City of Dalton's Con Plan is to:

- Assess the City's affordable housing and community development needs
- Analyze the City's housing markets
- Articulate the City's priorities, goals, and strategies to address identified needs, and
- Describe the actions the City will take to implement strategies for affordable housing and community development.

The City's Con Plan for FY2024 – FY2028 provides data on trends and conditions related to Dalton's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the City will undertake to address these needs over the next five years. Annually, the City will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

The City of Dalton receives an annual formula-based allocation from HUD. The federal funding for the program year received annually will support activities outlined in this Plan.

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

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2024-2028-time frame are summarized below:

- **Affordable Housing**

- Housing Rehabilitation
- **Public Facility and Infrastructure Improvements**
 - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
 - Park Improvements
 - Support services for populations with special needs (e.g. elderly, persons with disabilities)
- **Public Services**
 - Health and mental-health services
 - Services for the homeless and at-risk populations
 - Youth and childcare programs

3. Evaluation of past performance

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2022 and submitted to HUD. The City of Dalton has successfully utilized CDBG and CDBG-CV funds by increasing housing assistance for low- and moderate-income persons and allocating CDBG and CDBG-CV to local non-profit organizations to provide essential social services for the homeless, LMI persons, and non-homeless special needs population.

A total of **\$367,388.70** in CDBG funds were expended during the program year to address a wide range of community development needs.

A total of **\$46,441.28** CDBG funds was expended for public services activities for low-income households served by Northwest Georgia Family Crisis Center, Inc (**\$18,548.51**), Latin American Association (**\$14,511.77**), Friendship House (**\$2,889.00**), and Boys & Girls Club of Northwest Georgia (**\$10,492.00**); A total of **\$66,532.22** of CDBG funds was expended by the City of Dalton for administration and planning activities.

The City of Dalton through the Dalton Housing Authority utilized **\$103,915.20** of CDBG funds to rehabilitate existing affordable rental housing units for LMI households plus special needs and/or homeless individuals; The City of Dalton through the City of Refuge also utilized **\$100,000.00** of CDBG funds for public facility renovations consisting of roofing repairs. The City of Dalton through the Parks & Recreation Department utilized **\$50,500.00** of CDBG funds for playground equipment renovations at Joan Lewis Park that is located in a low- and moderate-income area.

The City of Dalton also received **\$552,811.00** in CDBG-CV funds through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). A total of **\$484,278.73** or **87.6%** in CDBG-CV funds were used to address a wide range of public services to prevent, prepare for, and respond to coronavirus since 2020. During the 2022 Program Year, the City of Dalton expended \$64,916.39 in CDBG-CV funds for the food delivery program for low-income households and administration and planning. The following provides a highlight of some of the projects that were completed in 2022. A total of **\$19,221.96** of CDBG-CV funds was expended by the City of Dalton

for administration and planning activities. The City of Dalton utilized **\$45,750.00** of CDBG-CV funds for its Food Delivery Program for low-income households.

4. Summary of citizen participation process and consultation process

The following measures were taken to encourage citizen participation:

- Posted copies of the draft plans in Dalton City Hall. The location of the copies was noted in the final hearing legal advertisement.
- Posted draft plans electronically on the City's website.
- Provided opportunity to comment on the plans at three formal meeting settings.
- Published all meetings in the local newspaper legal advertisement section.
- Solicited comments from interested social service agencies.
- Advertised the two (2) needs assessment meetings held on Thursday, February 1, 2024 at 9:00am and 11:00am. A final public hearing schedule in the local newspaper. The final public hearing will be held on a date to be announced.
- Web-based surveys for the public from January 10, 2024 to February 15, 2024. Questions focused on housing and community development needs.
- A draft of the Consolidated Plan for FY2024-2028 and the Annual Plan for FY2024 was placed on public display for 30 days beginning on a date to be determined.
- The City will hold a public hearing time to be determined to obtain final comments on the proposed Consolidated Plan for FY 2024-2028, the proposed use of funds for FY 2024.

5. Summary of public comments

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

All comments and views regarding the specific language or scope of the proposed goals and strategies were accepted. Public comments were primarily directed at the project specific Action Plan level.

7. Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the City.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

| Agency Role | Name | Department/Agency |
|--------------------|--------|-----------------------------------|
| Lead Agency | DALTON | City of Dalton Finance Department |
| CDBG Administrator | DALTON | City of Dalton Finance Department |

Table 1 – Responsible Agencies

Narrative

The City of Dalton is the lead agency for the development, administration, and review of the Five-Year Consolidated Plan and Annual Action Plan. Administrative support and oversight are provided by the City's Finance Department. The Consolidated Plan and Annual Action Plan provide a comprehensive 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

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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 both English and Spanish.

Consultation with the community and affected service providers is a fundamental component of the Consolidated Plan and Action Plan process. The City of Dalton conducted consultation with citizens, municipal officials, non-profit 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 welcomed and encouraged the participation of all citizens in the development of these plans 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, as well as persons with disabilities. In addition, residents of public housing and other assisted housing are encouraged to participate. A special effort is made to assure that low-and moderate-income persons, households in areas assisted by program activities and persons special needs have opportunities to participate. The City will provide translators for non-English speaking persons who request assistance at least 7 days prior to hearings or other meetings in the planning process.

The City held one public meeting through its public participation process prior to the development of the plan and one public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan. Drafts of the plans have been posted on the City webpage and at City Hall. Notices of public meetings and hearings were also published in the local newspaper.

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 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 along with working through regulatory compliance issues as they arise. The DWCDC is also the lead agency on the Point in Time Count which is 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City coordinates with the Dalton Whitfield Community Development Corporation who is a participant in the GA-501 Georgia Balance of State Continuum of Care. The CoC is directly responsible for measuring performance both community-wide and program specific as it relates to reducing homelessness; developing and managing a centralized or coordinated assessment that addresses the 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 jurisdictions 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 took the online survey in February 2024. Stakeholder Meetings were also held and included representatives from the following organizations:

| Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed by Consultation | How Consulted |
|---|---------------------------------|---|------------------------|
| City of Dalton | Local Government | Strategic Priorities | Needs Assessment |
| Community Housing Resources Corporation | Local Non-profit | Strategic Priorities | Needs Assessment |
| Dalton Housing Authority | Low Income Housing Provider | Strategic Priorities | Needs Assessment |
| Dalton NAACP | Civic Organization | Strategic Priorities | Needs Assessment |
| Dalton Utilities | Public Utility | Strategic Priorities | Broadband Requirements |

| | | | |
|--|--------------------|----------------------|------------------------|
| Dalton-Whitfield County Community Development Corporation | Housing Provider | Strategic Priorities | Needs Assessment |
| Georgia Legal Aid Services | Legal Services | Strategic Plan | Needs Assessment |
| Spectrum | Broadband Provider | Strategic Priorities | Broadband Requirements |
| Viastat | Broadband Provider | Strategic Priorities | Broadband Requirements |
| Windstream | Broadband Provider | Strategic Priorities | Broadband Requirements |
| Whitfield County Hazard Mitigation Planning Committee (HMPC) | Local Government | Strategic Priorities | Hazard Mitigation |

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide 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 larger plans to redevelop commercial areas |
| Whitfield County Comprehensive Plan | Whitfield County | Coordinating future land use planning, zoning development ordinance, transportation planning, and infrastructure planning |
| Whitfield County Hazard Mitigation Plan | Whitfield County Hazard Mitigation Planning Committee (HMPC) | Coordinating hazard mitigation planning with placement of CDBG investment. |
| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |

Table 3 – Other local / regional / federal planning efforts

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

The City of Dalton will continue to partner with local government agencies and groups to ensure full and complete implementation of the Consolidated Plan. These will specifically include collaborating with Whitfield County Planning Department as they begin the process of implementing the Comprehensive Plan developed for 2024-2028. This update will allow the City of Dalton’s CDBG program the ability to provide input on future land use and development initiatives.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The following measures were taken to encourage citizen participation:

- Posted copies of the draft plans in Dalton City Hall. The location of the copies was noted in the final hearing legal advertisement.
- Posted draft plans electronically on the City's website.
- Provided opportunity to comment on the plans at three formal meeting settings.
- Published all meetings in the local newspaper legal advertisement section.
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- The City will hold a public hearing time to be determined to obtain final comments on the proposed Consolidated Plan for FY 2024-2028, the proposed use of funds for FY 2024.

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 | The City held 2 needs assessment meetings on February 1, 2024. | Affordable Housing for seniors; Housing Rehabilitation; High-cost rental rates; Need more Workforce Housing; Scarce land to build new housing options. Some other concerns expressed were Work with City to zone properties in the urban areas proactively to encourage development in certain areas. | 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 |

| | | | | | | |
|---|--------|-------------------------------------|--|---|-------------------------------|--|
| 3 | Survey | Non-targeted/ broad community | Needs Assessment Survey 8 surveys received | The survey was used to capture comments. The survey analysis is attached. | All comments were accepted | www.surveymonkey.com/r/dalton EnEspanol: https://www.surveymonkey.com/r/DaltonNecesidades |
|---|--------|-------------------------------------|--|---|-------------------------------|--|

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on HUD-provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems based on income level. The economic recession over the last ten years has contributed to the increased the number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is not available through standard Census products. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process. It shows the number of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income), and household types of interest to planners and policy-makers.

Assessing the specific housing needs of Dalton is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single-family homes was conducted based on available demographic, economic, and housing data for the City. The assessment utilized HUD’s new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of the assessment are provided in the sections below.

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

Summary of Housing Needs

According to the 2013-2017 5-Year American Community Survey (ACS), Dalton, GA is home to 33,515 residents living in 11,775 households, as shown in Table 5. Since 2009, the population in Dalton was consistent, while the number of households expanded by 3%. Median household income increased by 34% from \$35,074. in 2009 to \$46,894 in 2017.

| Demographics | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 33,495 | 33,515 | 0% |
| Households | 11,405 | 11,775 | 3% |
| Median Income | \$35,074.00 | \$46,894.00 | 34% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 1,610 | 1,390 | 2,335 | 1,410 | 5,030 |
| Small Family Households | 370 | 370 | 890 | 540 | 2,615 |
| Large Family Households | 245 | 185 | 455 | 215 | 515 |
| Household contains at least one person 62-74 years of age | 205 | 200 | 390 | 360 | 1,070 |
| Household contains at least one person age 75 or older | 225 | 330 | 215 | 70 | 515 |
| Households with one or more children 6 years old or younger | 280 | 305 | 359 | 210 | 365 |

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 15 | 35 | 0 | 0 | 50 | 10 | 0 | 0 | 0 | 10 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0 | 65 | 0 | 20 | 85 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 125 | 140 | 165 | 40 | 470 | 0 | 30 | 135 | 10 | 175 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 745 | 120 | 0 | 0 | 865 | 135 | 20 | 10 | 15 | 180 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 190 | 460 | 400 | 10 | 1,060 | 90 | 30 | 90 | 15 | 225 |
| Zero/negative Income (and none of the above problems) | 100 | 0 | 0 | 0 | 100 | 30 | 0 | 0 | 0 | 30 |

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 885 | 360 | 165 | 65 | 1,475 | 150 | 50 | 145 | 25 | 370 |
| Having none of four housing problems | 385 | 680 | 1,470 | 655 | 3,190 | 195 | 295 | 565 | 665 | 1,720 |
| Household has negative income, but none of the other housing problems | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 320 | 295 | 150 | 765 | 10 | 0 | 35 | 45 |
| Large Related | 170 | 125 | 10 | 305 | 0 | 20 | 55 | 75 |
| Elderly | 195 | 85 | 25 | 305 | 140 | 39 | 25 | 204 |
| Other | 305 | 214 | 220 | 739 | 80 | 0 | 0 | 80 |
| Total need by income | 990 | 719 | 405 | 2,114 | 230 | 59 | 115 | 404 |

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 0 | 0 | 60 | 60 | 10 | 0 | 0 | 10 |
| Large Related | 0 | 0 | 35 | 35 | 0 | 0 | 10 | 10 |
| Elderly | 155 | 55 | 0 | 210 | 85 | 19 | 0 | 104 |
| Other | 0 | 280 | 4 | 284 | 45 | 0 | 0 | 45 |
| Total need by income | 155 | 335 | 99 | 589 | 140 | 19 | 10 | 169 |

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 50 | 185 | 145 | 60 | 440 | 0 | 30 | 135 | 10 | 175 |
| Multiple, unrelated family households | 75 | 20 | 20 | 0 | 115 | 0 | 0 | 0 | 0 | 0 |

| | Renter | | | | | Owner | | | | |
|------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 125 | 205 | 165 | 60 | 555 | 0 | 30 | 135 | 10 | 175 |

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | | | | | | | | |

Table 12 – Crowding Information – 2/2

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

Estimates of the number of single person households in need of housing assistance are not available for Dalton. In Tables 9 and 10 above, non-elderly single person households are included in the “other” household category, along with non-family households, such as roommates or non-married partner households. Table 9 shows that there are an estimated 719 “other” renter households and 59 “other” owner households with low or moderate incomes who spend more than 30% of their income on housing. Table 10 reflects “other” households that are severely cost burdened, 48% of renter households and 27% of owner households, meaning that they spend over 50% of their income on housing. Lastly, as reflected in Table 11, there are a total of 660 single family households in the city of which 90% have incomes below 80% AMI.

Thus, among other households, renter households are most in need of housing assistance, particularly those at the lowest levels of income. The elderly is also especially vulnerable to housing cost burden, given their limited income and earning capacity.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2017 ACS estimates, 8.7 percent of the total population were of a disabled status. The National Coalition Against Domestic Violence (NCADV) reports that 1 in 4 women and 1 in 9 men experience severe intimate partner physical violence, intimate partner contact sexual violence, and/or intimate partner stalking with impacts such as injury, fearfulness, post-traumatic stress disorder, use of victim services, contraction of sexually transmitted diseases, etc. According to the Rape, Abuse & Incest National Network (RAINN), someone in the United States is sexually assaulted every 73 seconds. The exact number of families needing housing assistance due to domestic violence, dating violence, sexual assault, and stalking can be difficult to estimate in Dalton, as many cases go unreported. However, there is a significant need for supportive housing services for survivors.

What are the most common housing problems?

Within the CHAS data, HUD identifies four housing problems:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Household is overcrowded (with more than 1 person per room)
4. Household is cost burdened (paying more than 30% of income towards housing costs, including utilities)

In addition, HUD also defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families (paying more than 50% of income towards housing costs, including utilities)

By far the most common housing problems in the Dalton for both owners and renters are cost burdening and severe cost burdening. Table 9 reveals that 2,114 low- and moderate-income renter households spend more than 30% of their income on housing, as do 404 low- and moderate-income owner households. Taken together, there are 2,518 cost burdened households with incomes below 80% AMI.

When considering the total number of low- and moderate-income households who pay more than 30% of their total monthly income towards housing. The housing trend reflects renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income households.

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

CHAS data on severe housing problems indicated 3,190 renter households and 1,720 owner households had one or more housing problems. This trend holds true with overcrowding, as 555 renter households were overcrowded households. The elderly,

particularly homeowners, were also affected by cost burdens, comprising nearly 20 percent of households with incomes below 30 percent AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30% of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present to include family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community-based services, and prior experience with homelessness. The city will continue to coordinate services through the CoC to address the need of residents who are currently housed but are at imminent risk of becoming unsheltered.

Participants locally housed through the Rapid Rehousing Program need financial literacy, credit counseling, and budget classes. Those who have been unable to find work are in desperate need of job training. The skill set for an entry level worker has changed, so many former workers are unable to make the transition into existing job opportunities. Often, they need a sustainable source of transportation as their cars are in need of repair or they do not have the money to pay the insurance and tag fees. A huge need for these individuals and families when they come into Rapid Rehousing is locating a unit that meets the FMR guideline while being near resources and services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Dalton does not currently estimate the at-risk population within the jurisdiction. To determine eligibility for services, the City adheres to the HUD definition of "At-Risk":

An individual or family who:

(i) Has an annual income below 30% of median family income for the area; AND

(ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND

(iii) Meets one of the following conditions:

- (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
- (B) Is living in the home of another because of economic hardship; OR
- (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
- (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
- (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
- (F) Is exiting a publicly funded institution or system of care

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

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI. There are large numbers of households in Dalton paying half of their gross monthly income for housing costs. Other expenses such as transportation, food, utilities, healthcare, and other costs decrease disposable income and a household’s ability to save. Consequently, a household can be more vulnerable if unexpected life issues such as illness, job loss or another circumstances that causes a loss of income or an unexpected expense. Limited or lack of income can be linked to instability and risk of becoming homeless.

Discussion

Low rates of housing affordability and low vacancy levels hamper access to stable affordable housing. Like other segments of the community, the City’s homeless population anticipates higher rates of the homeless elderly and that more seniors will be living alone over the next decade. Housing stock will need to accommodate these population changes and offer access to smaller units that are affordable on a fixed income, are physically accessible, and are located near community-based support services.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by race and ethnicity and income level. The four housing problems include: (1) cost burden (paying more than 30% of income for housing and utilities); (2) overcrowding (more than one person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Income classifications include extremely low income (under 30% of Area Median Income (AMI)); low income (30-50% AMI); moderate income (50-80% AMI); and middle income (80-100% AMI).

0%-30% of Area Median Income

Of the 1,235 households earning 0-30 percent of AMI, 76%, or 940 households, report one or more housing problems. At this income level, disproportionate impact, as defined by HUD, exists for Hispanic (97%), Black (86%), and Asian (100%) households face one or more housing problems.

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 940 | 105 | 190 |
| White | 335 | 70 | 160 |
| Black / African American | 150 | 0 | 25 |
| Asian | 30 | 0 | 0 |
| American Indian, Alaska Native | 0 | 25 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 360 | 10 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Of the 1,760 households earning 30-50 percent of AMI, 80% or 1,400 households, report one or more housing problems. At this income level, disproportionate impact exists for 100% Asian households that face housing problems in Dalton . Other groups with relatively greater need include White (74% or 580), Black (82% or 225), and Hispanic (84% or 565) households.

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,400 | 360 | 0 |
| White | 580 | 205 | 0 |
| Black / African American | 225 | 50 | 0 |
| Asian | 19 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 565 | 105 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Of the 2,015 households earning 50-80 percent of AMI, 54% or 1,090 households report one or more housing problems. At this income level, disproportionate impact exists for Black (65%) and Asian (79%) households facing housing problems. Other groups with relatively greater need include White households at 48% and Hispanic households at 57%.

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,090 | 925 | 0 |
| White | 380 | 420 | 0 |
| Black / African American | 180 | 99 | 0 |
| Asian | 15 | 4 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|------------------|--|---------------------------------------|--|
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 520 | 400 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Of the 1,234 households earning 80-100 percent of AMI, 30%, or 370 households, report one or more housing problems. At this income level, there are no racial/ethnic that are disproportionately impacted. White households (25%) and Hispanic (37%) experience housing problems at this income level.

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 370 | 864 | 0 |
| White | 145 | 439 | 0 |
| Black / African American | 0 | 20 | 0 |
| Asian | 0 | 4 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 230 | 395 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

Discussion

Overall, of the 6,244 households with incomes below AMI, 60%, or 3,734 households, report one or more housing problems. Black and Asian households are disproportionately impacted by housing problems, by HUD's definition, at 74% and 89%, respectively, than the jurisdiction as a

whole. Other groups with relatively greater need include White households (53%) and Hispanic households (65%) at incomes 0-100% AMI.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines “disproportionately greater need” as existing when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Here, we discuss whether racial or ethnic groups are disproportionately impacted by severe housing problems at four levels of AMI: 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of AMI. Severe housing problems, as referenced in this section, include the following:

- lack of complete kitchen facilities
- lack of complete plumbing facilities
- severe overcrowding (i.e. more than 1.5 persons per room)
- cost burden over 50 percent (i.e. spending more than 50 percent of income on housing)

0%-30% of Area Median Income

Of the 1,240 households earning 0-30 percent of AMI, 69%, or 860 households, report one or more severe housing problems. At this income level, disproportionate impact exists for White households (59% or 335 households), Black households (86% or 150), and Hispanic households (83% or 310 households) face severe housing problems.

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 860 | 190 | 190 |
| White | 335 | 70 | 160 |
| Black / African American | 150 | 0 | 25 |
| Asian | 0 | 30 | 0 |
| American Indian, Alaska Native | 0 | 25 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 310 | 65 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Of the 1,760 households earning 30-50 percent of AMI, 44% or 770 households, report one or more severe housing problems. At this income level, disproportionate impact exists for White households at 40%, Black households at 12%, Asian households at less than 1% and Hispanic households at 46%.

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 770 | 990 | 0 |
| White | 310 | 470 | 0 |
| Black / African American | 100 | 180 | 0 |
| Asian | 4 | 15 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 355 | 315 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Of the 2,020 households earning 50-80 percent of AMI, 18% or 370 households report one or more severe housing problems. At this income level, disproportionate impact exists only for Asian households, of which 15 or 79% face severe housing problems.

In addition, for Black households (22%) and Hispanic households (20%), the percentage of households with housing problems is greater than the percentage of households overall. White households face severe housing problems proportionate with the jurisdiction as a whole at 14% or 110 households.

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 370 | 1,650 | 0 |
| White | 110 | 685 | 0 |
| Black / African American | 60 | 219 | 0 |
| Asian | 15 | 4 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 180 | 735 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Of the 1,244 households earning 80-100 percent of AMI, 19% or 240 households, report one or more severe housing problems. Hispanic households disproportionately experience severe housing problems at 26% or 165 at this income level than the jurisdiction as a whole. White households (12%) experience a severe housing problem less than the jurisdiction as a whole.

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 240 | 1,004 | 0 |
| White | 70 | 514 | 0 |
| Black / African American | 0 | 20 | 0 |
| Asian | 0 | 4 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 165 | 460 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Overall, of the 6,264 households with incomes below AMI, 36% or 2,240 households, report one or more severe housing problems. At 0-100 percent of AMI, there are no racial/ethnic groups that are disproportionately impacted by housing problems, by HUD's definition. However, groups with relatively greater need include White households (30%), Black households (41%), Asian households (43%), and Hispanic households (39%).

In absolute terms, Black households make up the largest portion of households impacted by housing problems citywide at 41% where the percentage of impacted households is 5% higher than the general population (36%).

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent of cost burden and identifies populations that are disproportionately affected.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|-------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 7,565 | 1,985 | 1,490 | 190 |
| White | 4,240 | 765 | 685 | 160 |
| Black / African American | 405 | 305 | 215 | 25 |
| Asian | 110 | 59 | 15 | 0 |
| American Indian, Alaska Native | 25 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 2,780 | 845 | 515 | 0 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

Table 21 shows the number of households with and without housing cost burden, as well as the number of households with no or negative income, by race or ethnicity and citywide. Households spending 30-50 percent or over 50 percent of their income on housing are considered moderately or severely cost burdened. Disproportionate impact among households with no or negative income is also considered.

Displayed in the table, 18% of households in the City of Dalton spend between 30% and 50% of their income on housing costs. Black households (32%) and Asian households (32%) are disproportionately represented in this range compared to the jurisdiction as a whole.

At less than 30% AMI, 67% of households fall in this category overall. White households are affected closely to the range of the city as a whole at 72%. Two racial/ethnic groups at this income level are disproportionately affected: American Indian, Alaska Native at 100% and Hispanic households at 67% of the jurisdiction as a whole. Black households (43%) are disproportionately less than the jurisdiction as a whole.

Citywide, 13% of households spend over 50% of their income on housing costs. White households and Hispanic households face severe cost burdening at the same rate, 12%. Black households disproportionately face a high rate of severe cost burdening than the jurisdiction as a whole at 23%, spending more than 50% of their income on housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems – Overall, of the 6,244 households with incomes below AMI, 60%, or 3,734 households, report one or more housing problems. Black and Asian households are disproportionately impacted by housing problems, by HUD’s definition, at 74% and 89%, respectively, than the jurisdiction as a whole. Other groups with relatively greater need include White households (53%) and Hispanic households (65%) at incomes 0-100% AMI.

Severe Housing Problems – Overall, of the 2,020 households earning 50-80 percent of AMI, 18% or 370 households report one or more severe housing problems. At this income level, disproportionate impact exists only for Asian households, of which 15 or 79% face severe housing problems.

In addition, for Black households (22%) and Hispanic households (20%), the percentage of households with housing problems is greater than the percentage of households overall. White households face severe housing problems proportionate with the jurisdiction as a whole at 14% or 110 households.

Housing Cost Burdens – Overall, 18% of households in the City of Dalton spend between 30% and 50% of their income on housing costs. Black households (32%) and Asian households (32%) are disproportionately represented in this range compared to the jurisdiction as a whole.

At less than 30% AMI, 67% of households fall in this category overall. White households are affected closely to the range of the city as a whole at 72%. Two racial/ethnic groups at this income level are disproportionately affected: American Indian, Alaska Native at 100% and Hispanic households at 67% of the jurisdiction as a whole. Black households (43%) are disproportionately less than the jurisdiction as a whole.

Citywide, 13% of households spend over 50% of their income on housing costs. White households and Hispanic households face severe cost burdening at the same rate, 12%. Black households disproportionately face a high rate of severe cost burdening than the jurisdiction as a whole at 23%, spending more than 50% of their income on housing costs.

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

Stakeholder input shows that, in addition to housing needs-, low- and moderate-income households are also more likely to face difficulties affording transportation and childcare costs. For low incomes households without a car, transit access and hours may impact their ability to obtain and keep employment. Additionally, low- and moderate-income disabled persons may face difficulty affording paratransit service.

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

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were compared with areas of minority concentration.

HUD defines a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) as an area with one or more census tracts that contain the following characteristics:

- (i) a family poverty rate greater than or equal to 40 percent, or
- (ii) a family poverty rate greater than or equal to 300 percent of the metro region's tract average,
- (iii) whichever is lower.
- (iv) and a non-white population that is greater than 50 percent.

There is a disproportionate number of White, Non-Hispanic and Hispanics individuals that reside in (R/ECAP)s. The percentage of White individuals found in R/ECAPs in Dalton is 26% in the City and Region. Similar characteristics can be seen with respect to Hispanics. For example, in the city and region, Hispanics account for approximately 68% of those living in R/ECAPs. The following maps show R/ECAPs in Dalton in relation to concentrations of the different races/ethnicities referenced above.

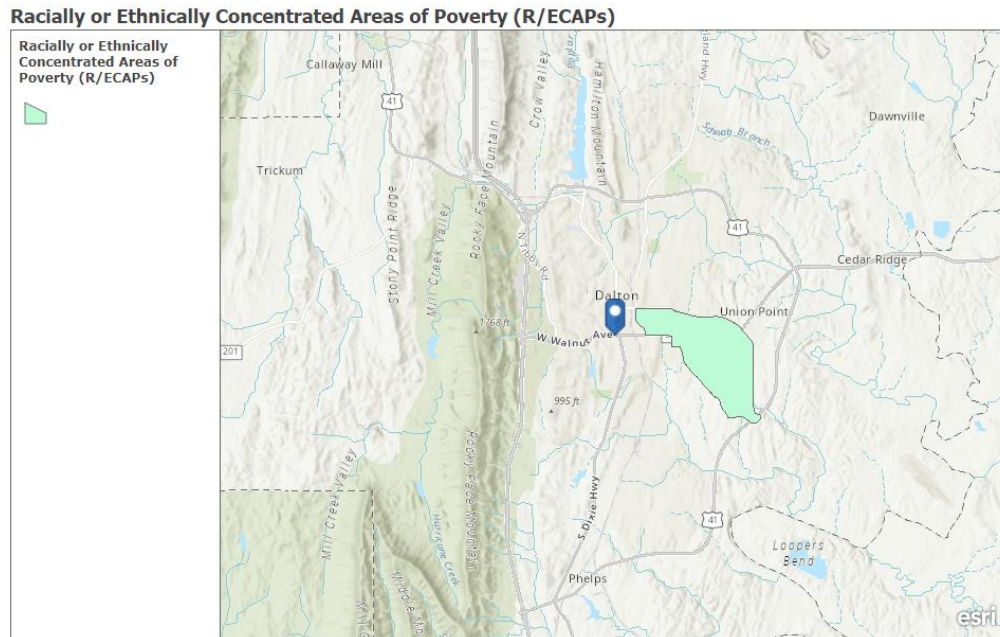


Figure 1: Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), <https://www.arcgis.com/home/webmap/viewer.html?panel=gallery&layers=56de4edea8264fe5a344da9811ef5d6e>

R/ECAP Demographics in Dalton

| R/ECAP Race/Ethnicity | (Dalton, GA CDBG) Jurisdiction | | (Dalton, GA) Region | |
|---|-----------------------------------|--------|------------------------|--------|
| | # | % | # | % |
| Total Population in R/ECAPs | 2,607 | - | 4,250 | - |
| White, Non-Hispanic | 688 | 26.39% | 1,122 | 26.40% |
| Black, Non-Hispanic | 112 | 4.30% | 183 | 4.31% |
| Hispanic | 1,776 | 68.12% | 2,896 | 68.14% |
| Asian or Pacific Islander, Non-Hispanic | 8 | 0.31% | 13 | 0.31% |
| Native American, Non-Hispanic | 4 | 0.15% | 7 | 0.16% |
| Other, Non-Hispanic | 0 | 0.00% | 0 | 0.00% |
| R/ECAP Family Type | | | | |
| Total Families in R/ECAPs | 591 | - | 963 | - |
| Families with children | 361 | 61.08% | 588 | 61.06% |

Table 22: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

NA-35 Public Housing – 91.205(b)

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.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Average length of stay | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Average household size | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # Homeless at admission | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of Elderly Program Participants (>62) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of Disabled Families | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of Families requesting accessibility features | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of HIV/AIDS program participants | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of DV victims | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--------------------------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Black/African American | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Asian | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| American Indian, Alaska Native | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Pacific Islander | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Other | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Not Hispanic | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The most pressing need for public housing tenants and application on the waiting list for accessible units consist of lower utility costs. High utility costs for tenants drastically impacts their living ability. High utility costs burden faced by low-income can lead low-income residents to fall behind on their utility bill payments, often resulting in high levels of arrearages, collection actions by the utility, payment negotiations, service terminations, and reconnections.

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

Residents of Public Housing and Housing Choice Voucher (HCV) holders often have immediate needs that vary based on their individual circumstances, but there are some common needs that many of them share:

1. **Affordable Housing:** Both Public Housing residents and HCV holders require access to safe, decent, and affordable housing. For Public Housing residents, this means ensuring that their units are well-maintained and meet basic standards of habitability. For HCV holders, it involves finding landlords willing to accept their vouchers and ensuring that the rental units meet program requirements.
2. **Stable Housing:** Stability in housing is crucial for both groups. This includes protection from eviction, access to legal resources in case of disputes with landlords, and assistance in finding new housing if necessary.
3. **Financial Assistance:** Many residents of Public Housing and HCV holders have low incomes and may struggle to afford necessities such as food, utilities, and healthcare. Financial assistance programs, such as rental assistance, utility assistance, or vouchers for other needs, can help alleviate financial burdens and prevent homelessness.
4. **Access to Education and Job Training:** Residents of Public Housing and HCV holders often face barriers to employment and education. Access to job training programs, adult education classes, and childcare services can help them improve their skills and increase their earning potential, leading to greater financial stability.
5. **Healthcare Services:** Access to healthcare services, including physical and mental health services, is essential for the well-being of Public Housing residents and HCV holders. This includes access to primary care physicians, mental health counselors, substance abuse treatment programs, and other healthcare resources.
6. **Community Resources and Support Services:** Many residents of Public Housing and HCV holders benefit from access to community resources and support services. This could include case management services, counseling services, support groups, childcare services, transportation assistance, and recreational programs.

7. **Safety and Security:** Residents of Public Housing and HCV holders deserve to live in safe and secure environments. This includes access to security measures such as well-lit common areas, security patrols, and emergency response systems, as well as measures to prevent crime and address safety concerns within the community.

Addressing the immediate needs of residents requires a comprehensive approach that involves collaboration between government agencies, non-profit organizations, community stakeholders, and residents themselves. By addressing these needs, the city can work with community partners to improve the quality-of-life tenants and promote housing stability.

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

The inflated cost of housing and utility rate poses a challenge for many of the City's residents, but the needs are more acute among public housing residents. Compared to the general population, public housing residents have an increased need.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Dalton, GA is a part of the Georgia Balance of State Continuum of Care. Georgia CoC is required by the U.S. Department of Housing and Urban Development (HUD) to perform an annual count of individuals who are living unsheltered. The Point-In-Time (PIT) Count illustrates trends over time (increases or decreases) in homelessness and provides insights into the effectiveness of a community's housing programs and homeless services. The data is used to create a "snapshot" of the scope and scale of homelessness in the city, which provides policymakers and funders with critical information on the number and demographic characteristics of the families and individuals who are experiencing homelessness.

CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide. HUD uses the data to allocate federal funding. HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- Literally Homeless:
 - Sheltered Homeless: lives in emergency shelter, transitional housing for the homeless or a hotel or motel with the stay being paid for by an organization.
 - Unsheltered Homeless: lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location.
- Imminently Homeless: is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.
- Other Homeless: in jail, a hospital, or a detox program, but would otherwise have been homeless.

- Fleeing/Attempting to Flee Domestic Violence: Is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|---|------------|------------------------|
| Black or African American | 4,475 | 2,690 |
| White | 1,661 | 2,942 |
| Asian | 20 | 23 |
| American Indian or Alaska Native | 39 | 19 |
| Native Hawaiian or Other Pacific Islander | 12 | 8 |
| Multiple Races | 259 | 146 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic/Latino | 329 | 353 |
| Non-Hispanic/Non-Latino | 6,137 | 5,475 |

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

According to HUD's 2023 CoC Homeless Assistance Programs Homeless Populations and Subpopulations report there is approximately 954 sheltered families with children and 170 unsheltered families with children in the State of Georgia. There are 297 sheltered veteran families and 404 unsheltered families in Georgia.

This information is not available specifically for the City of Dalton through the Georgia Balance of State CoC Point in Time Count.

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

According to HUD's 2023 CoC Homeless Assistance Programs Homeless Populations and Subpopulations report, 73% of people served were Black, 23% were White, and the remaining 4% were comprised of American Indian or Alaska Native, Asian, native Hawaiian, and multiple races. Only 5% of program participants identified as Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Dalton, Ga relies on the Georgia Balance of State CoC point-in-time count data to provide a baseline to determine the nature and extent of homelessness for the sheltered and unsheltered population in the Dalton area. The length of homelessness was measured by exploring the differences, sums, and averages of project entry and exit dates by project type.

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

Introduction:

This section will discuss the characteristics and needs of persons in various subpopulations of the City of Dalton who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, and victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to maintaining independence, communication, transportation, supervision, and medical care.

Describe the characteristics of special needs populations in your community:

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the Dalton, GA area experience. In fact, non-homeless special needs populations tend to be those who have extremely low or very low income who are at risk of becoming homeless as described earlier. Characteristics of non-homeless special needs populations include people who:

- Live on fixed income, limited income, or no income
- Lack available affordable housing
- Wait on long waiting lists for subsidized housing
- Lack housing with supportive services
- Lack credit history, have negative credit or rental history, have criminal backgrounds or other factors that affect their ability to find a willing landlord
- Have health issues, such as substance use or mental health disorders
- Lack job opportunities or are unable to work
- Lack affordable childcare
- Lack dependable transportation

The section below will describe why identifying the characteristics and needs of these subpopulations is essential to the planning process for these federal dollars.

Elderly and Frail Elderly

The elderly and frail are often unable to maintain existing homes or to afford market rate rents. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on a limited budget. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail-elderly to age in place. Senior programs are designed to prevent the institutionalization of seniors including visiting nurses, home delivered meals, and emergency response programs. Seniors receive services and participate in activities that support their independence, enhance their dignity and quality of life, meet their diverse needs and interests, reflect their experience and skills, and

encourage community involvement and socialization. These services may include medical cost and other daily living assistance services. Frail and elderly individuals are in a higher state of vulnerability for adverse health outcomes compared to non-frail elderly individuals, either due to slow declines or terminal illnesses.

Persons with Developmental Disability

ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities. Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely.

Persons living with developmental disabilities in Dalton, GA include individuals who have hearing, vision, cognitive, developmental, ambulatory, self-care, or independent living difficulties, and many individuals have multiple difficulties. There is a significant need for more services to help developmentally disabled persons maintain residency with their families as well as additional housing and residential facilities. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities. Research shows that vocational services, social and community involvement, and transportation are high priority services as well.

The 2022 ACS five-year estimate reports there were approximately 3,845 persons with disabilities in Dalton representing 11.50% of the population. Of this total, 611 were elderly disabled, representing 14.70% of the disabled population. There were 320 disabled adults ages 18-64, or 1.60% of the population.

Victims of Domestic Violence

Domestic violence affects families and communities as a whole. The Bureau of Justice Statistics defines domestic violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives. Victims fleeing domestic violence need a range of supportive services from shelter, transitional, and long-term housing options to counseling, medical needs, and other social services. A local non-profit organization assist victims of domestic violence daily and there is a Crisis Hotlines that local government and community members can provide to anyone they encounter that may need assistance.

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

The primary housing and supportive needs of these subpopulations were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews. Many of the supportive service needs of these subpopulations are available through existing nongovernmental organizations. These needs include affordable, safe housing opportunities in areas with limited access to transportation, social services, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. These organizations have formed a coalition to collaborate in distributing serve the various special needs subpopulations more efficiently and comprehensively. This coalition also educates the City's agencies and nonprofits to aid in serving these subpopulations.

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

Persons living with HIV/AIDS

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2021 for District 1-2 (Dalton, Ga). The 2021 surveillance report states approximately 755 persons were living with HIV that includes approximately 25 new diagnoses. The HIV statistic is undifferentiated and includes all HIV stages.

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis, is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable. Dalton, GA is not a recipient of HOME funds from the U.S. Department of Housing and Urban Development.

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

Describe the jurisdiction's need for Public Facilities:

HUD identifies publicly owned facilities and infrastructure such as streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the public, as Public Facilities and Improvements under the CDBG program. For this 5-year plan period, it is expected that the city will need both types of facility work to help boost its economy. Needs to be addressed include senior centers, homeless facilities, youth centers, childcare facilities, neighborhood centers, parks/recreation, parking improvements, historic preservation (non-residential) and other public facilities.

The City of Dalton is committed to supplying a suitable living environment. This community is an advanced suburban area that experiencing major growth and revitalization of existing areas. The continued population growth mandates the need for additional public facilities to meet the needs of the increased population.

How were these needs determined?

Public facility needs were identified in through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Dalton and other agencies that serve the local jurisdiction.

Describe the jurisdiction's need for Public Improvements:

Public improvements are essential to the quality of life in the City of Dalton. A suitable living environment supports the quality of life of individuals and communities and can be improved by increasing the livability of neighborhoods. Remedies include eliminating blight, increasing access to quality facilities and services, restoring, and preserving properties of special historic, architectural, or aesthetic value, and conserving energy resources. Adequate sewer, safe water and excellent public safety services are basic to the function of every home and business in Dalton. Continuous improvements are needed due to limited funding for these types of activities coupled with the age and the size of the City.

The following needs for public infrastructure improvements were identified while conducting the needs assessment:

- Public Facility Improvements
- Water/Sewer Improvements
- Flood Drainage Improvements
- Street Improvements
- Sidewalks

- Streets, Sidewalks and Wheelchair Curb Cuts
- Code Enforcement

How were these needs determined?

Public improvement needs were identified in through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Dalton and other agencies that serve the local jurisdiction.

Describe the jurisdiction’s need for Public Services:

The City of Dalton, Ga is committed to serving the needs of low-income and special needs populations with various community services that aid the families in participating fully in the community. These families include those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills. Another important unmet community service need identified is mental health services. Health care services, senior services, youth activities, and childcare were also prioritized as needs. Some mental health stressors that residents face, include worrying about how to pay their rent/utility bills and having trouble finding childcare.

The following public service activities have been identified as a need in the city.

- Homeless/Emergency Shelter and Supportive Services
- Child Care Assistance
- Education and Life Skill Training
- Health Care
- Employment Training and Job Assistance
- More Jobs for Individuals with Barriers to Employment
- Handicapped Persons Services
- Senior Services
- Wi-fi Access for School Aged Children
- One Stop Shop Social Services
- Financial Assistance (Rent and Utilities)

How were these needs determined?

Public service needs were identified in through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Dalton and other agencies that serve the local jurisdiction.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market analysis contained in this report was developed by using primarily using data from the American Community Survey, CHAS, the Housing Authority of the City of Dalton, and other sources noted in the tables. The following information is based on the Census' American Community Survey. Numbers shown represent the City of Dalton. The total number of housing structures shown in the "All Residential Properties by Number of Units" table includes mobile homes and recreational vehicles, some of which may not be considered housing units by HUD.

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

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in the City of Dalton. These tables use 2013-2017 ACS data from HUD’s eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 6,460 | 49% |
| 1-unit, attached structure | 860 | 6% |
| 2-4 units | 2,160 | 16% |
| 5-19 units | 2,940 | 22% |
| 20 or more units | 665 | 5% |
| Mobile Home, boat, RV, van, etc | 165 | 1% |
| Total | 13,250 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|--------------|-------------|--------------|-------------|
| | Number | % | Number | % |
| No bedroom | 0 | 0% | 305 | 5% |
| 1 bedroom | 35 | 1% | 915 | 15% |
| 2 bedrooms | 655 | 12% | 3,200 | 51% |
| 3 or more bedrooms | 4,830 | 88% | 1,830 | 29% |
| Total | 5,520 | 101% | 6,250 | 100% |

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

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

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

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

Census data was used to assess the ability of the City's current housing stock to meet the needs of its population. As a result, it was clear that the City's existing housing stock does not fully meet the needs of the existing population. The CHAS data analyzed in the Needs Assessment, reflects more renters than owners experience one or more housing problems. However, cost-burden is a problem for both owners and renters, in which affordability is a major barrier for most residents in the City renters and homeowners.

Describe the need for specific types of housing:

The evaluation of substandard housing stock in the Market Analysis Section will direct considerations in programming activities to address specific types of housing needs in the City. Based on the data noted in this section, there is not sufficient affordable housing stock that matches the economic challenges of an aging housing stock.

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

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in the City of Dalton. These tables use 2013-2017 ACS data from HUD's eCon software. The HUD-provided table below indicates the number of affordable units available to households with various income levels.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 122,500 | 154,200 | 26% |
| Median Contract Rent | 541 | 604 | 12% |

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|--------------|--------------|
| Less than \$500 | 2,185 | 34.9% |
| \$500-999 | 3,870 | 61.9% |
| \$1,000-1,499 | 155 | 2.5% |
| \$1,500-1,999 | 35 | 0.6% |
| \$2,000 or more | 0 | 0.0% |
| <i>Total</i> | <i>6,245</i> | <i>99.9%</i> |

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

| Number of Units affordable to Households earning | Renter | Owner |
|--|--------------|--------------|
| 30% HAMFI | 145 | No Data |
| 50% HAMFI | 1,550 | 285 |
| 80% HAMFI | 4,320 | 985 |
| 100% HAMFI | No Data | 1,824 |
| <i>Total</i> | <i>6,015</i> | <i>3,094</i> |

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

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

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The lack of affordable housing in the City is a major obstacle for residents. This lack of affordable housing particularly affects low- and moderate-income households, seniors, people with disabilities, single head of households, and young adults. To foster the development of affordable housing, the City will undertake a Homeowner Housing Rehab Assistance program during the next program year.

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

Census data was used to assess the ability of the City's current housing stock to meet the needs of its population. As a result, it was apparent that the CHAS data analyzed in the Needs Assessment, reflects more renters than owners who experience one or more housing problems. However, cost burden is a problem for both owners and renters, in which affordability is a major barrier for most residents in the city.

Describe the need for specific types of housing:

There is a need for safe, sanitary, accessible, and affordable housing throughout the City. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

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

Housing in the City has become less affordable overall last couple of years. If these trends continue, then housing affordability will become an even higher barrier for most City residents.

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

The City anticipate the cost of rental units to also rise in over the next couple of years which will impact the number of households seek rental and affordability assistance.

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

Introduction

The age and condition of a jurisdiction’s housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the city’s housing stock. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability. The following tables reflect the year housing units were built for both owner-occupied and renter-occupied. An assessment of the age of residential structures is helpful in evaluating physical condition.

Definitions

Overcrowding is defined by HUD as 1.01 to 1.50 person per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

When households spend too much of their incomes on housing, they are considered to be cost burdened or severely cost burdened. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (overcrowding). The U.S. Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Another factor to consider when discussing the condition of housing stock is the age of the housing stock. For the purposes of this analysis, rental property located in a low-income neighborhood older than 30 years is considered as “older housing stock”.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| With one selected Condition | 760 | 14% | 2,395 | 38% |
| With two selected Conditions | 30 | 1% | 215 | 3% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 4,730 | 86% | 3,640 | 58% |

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------|----------------|------|-----------------|-----|
| | Number | % | Number | % |
| <i>Total</i> | 5,520 | 101% | 6,250 | 99% |

Table 33 - Condition of Units

Data 2013-2017 ACS
Source:

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|------|-----------------|------|
| | Number | % | Number | % |
| 2000 or later | 1,060 | 19% | 1,125 | 18% |
| 1980-1999 | 1,685 | 31% | 2,750 | 44% |
| 1950-1979 | 2,160 | 39% | 2,070 | 33% |
| Before 1950 | 615 | 11% | 310 | 5% |
| <i>Total</i> | 5,520 | 100% | 6,255 | 100% |

Table 34 – Year Unit Built

Data 2013-2017 CHAS
Source:

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 2,775 | 50% | 2,380 | 38% |
| Housing Units build before 1980 with children present | 1,250 | 23% | 370 | 6% |

Table 35 – Risk of Lead-Based Paint

Data 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)
Source:

Vacant Units

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

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

The age of the housing stock in the City will continue to have a significant impact on general housing conditions in the area. Owner and renter households, especially those found in low income target neighborhoods will need rehabilitation aid to support their homes. As housing

ages, maintenance costs rise, which can present significant costs for low- and moderate- income homeowners.

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

Exposure to lead-based paint is one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. It is typical for residential properties built before 1978 have lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. HUD regulations on lead-based paint apply to all federally assisted housing. Low-income households that earn between 30-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning.

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

Introduction

The City does not own or operate any public housing. The Housing Authority of the City of Dalton (HACD) is a separate legal entity that oversees public housing within the City’s jurisdiction.

Totals Number of Units

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|----------------|-------------------------------------|----------------------------|------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * | |
| # of units vouchers available | | | 0 | | | | | | |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

While the Housing Authority does not currently have any public housing developments, the do operate and maintain affordable units. Most of the units operated by the Dalton Housing Authority are in desperate need of renovation. Many of the duplexes were built in the late 1960s and haven’t had any major upgrades since they were built. The some of the units do not have central heat and air conditioning. In the last year, the Housing Authority has begun to conduct renovations to many of the units which included replacing doors, roof, windows, central heat and air, kitchen, bathrooms.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Since 2005, the Dalton Housing Authority has not participated in an approved Public Housing Agency Plan through HUD.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|---|--------------------------|
| Housing Authority of the City of Dalton | N/A |

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction: The City of Dalton does not have any public housing.

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

The City of Dalton does not have any public housing.

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

Introduction

The information shown in the table below was reported by the Georgia Balance of State CoC during the annual Point-In-Time Count during the last week of January 2023. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). There were no beds dedicated to veterans or unaccompanied youth.

The City of Dalton has two homeless shelters (Northwest Georgia Family Crisis Center & Providence Ministries) located in City that serves Whitfield, Murray, and Gordon Counties. Northwest Georgia Family Crisis Center provides emergency shelter along with other services that include support group, referrals for individual counseling, legal advocacy including assistance with filing TPO’s, accompaniment to court, and filing of victim compensation, follow-up services, limited transportation assistance, education groups, and information and referral. Providence Ministries provides services such as food, clothing, men and women recovery programs, and women & children, and men homeless shelter.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year-Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 654 | 0 | 300 | 0 | 0 |
| Households with Only Adults | 2,197 | 0 | 1,144 | 0 | 0 |
| Chronically Homeless Households | 579 | 0 | 0 | 0 | 0 |
| Veterans | 130 | 0 | 167 | 0 | 0 |
| Unaccompanied Youth | 192 | 0 | 123 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

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

The City of Dalton, Ga through the GA Balance of State (BoS) Continuum of Care (CoC) utilize ESG funds are used to address the needs of the homeless or near homeless in the City of Dalton. The existing shelter spaces are not adequate to meet the growing demand for housing for the homeless in Dalton. All service providers work collaboratively to integrate grant funded programs with mainstream services for persons that are homeless or at-risk of homelessness to maximize the benefit for clients and ensure their long-term sustainability. Mainstream services include but not limited to housing, health, employment, and education programs, counseling, case management, life skills training, financial literacy classes, and victim advocacy and youth programs.

The end goal of providing supportive services is self-sufficiency. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed. Homeless services providers make every effort to connect participants with resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

The following mainstream providers are available in the city:

- Dalton Whitfield Community Development Corporation (DWCDC)
- NW GA Family Crisis Center
- Providence Ministries
- Carter Hope Center
- Action Ministries

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless services providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling. There are a myriad of comprehensive services that are available to the community as a whole, as well as persons experiencing homelessness. Dalton's efforts to combat homelessness requires that the root economic causes of homelessness be addressed, which includes insufficient numbers of decent, safe, and sanitary low-cost housing units (limited housing stock) combined with limited financial capacity of homeless households (low wage jobs, depleted savings, excessive debt).

The following list of services and facilities are specifically targeted for the homeless including those specifically targeted to special needs populations experiencing homelessness:

| Service Provider | Services Provided |
|--|---|
| Action Ministries | Emergency Rent Assistance, Utility Assistance, and Referrals |
| Carter Hope Center | Transitional Housing, Addiction Recovery/Rehab |
| Dalton Whitfield Community Development Corporation (DWCDC) | Homeless Services and Housing Counseling |
| NW GA Family Crisis Center | Emergency Shelter for families fleeing Domestic Violence |
| Providence Ministries | Emergency Shelter, Addiction Recovery Programs, Food, clothing, and referrals |
| Dalton Housing Authority | Housing Choice Vouchers |

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

Introduction

The City of Dalton has a limited range of supported services for special needs populations. Over the next Consolidated Plan period the City of Dalton will continue to work with the social service providers that deliver housing and supportive services to benefit people with special needs who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance abuse addictions. Dalton does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA) for people living with HIV/AIDS.

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

The DHA provides housing for low-income seniors and disabled individuals. The affordable housing programs offered by the DHA have several characteristics of interest to that segment of the affordable housing market. Additionally, if other extenuating circumstances are present such as being involuntarily displaced because of flood or fire, fleeing domestic violence, participating in welfare-to-work programs, or job training programs, a higher preference is given. Because the demand for these services far exceeds program resources, there is often a waiting list for this program, and it can be as long as several months.

The elderly and frail elderly often have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age-related services increases. The housing assistance caseworkers are reliant upon frequent professional assessments, often by a primary care physician, to fully understand and reciprocate an appropriate action and accommodations. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site.

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

Supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment to prevent homelessness. Local service providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services, and supported employment services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Dalton will continue to support the supportive service organizations providing services to vulnerable families in the community. The City will continue to work closely with Northwest Georgia Family Crisis Center and the Dalton-Whitfield Community Development Corporation and other local agencies to provide housing and supportive services needs for persons who are not homeless but may have other special needs through coordination and potentially identifying eligible funding sources.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

During this Consolidated Planning process, the City of Dalton is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the city for fair housing purposes. Due to this ongoing analysis the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the city.

The Analysis to Impediments to Fair Housing (AI) examined several areas in which barriers to the development of affordable housing might exist. The AI contains a discussion and action steps for the impediments listed below.

- Historical patterns of racial and ethnic segregation persist in Dalton today as a result of a combination of different factors. As residents of segregated neighborhoods move to other areas, those left behind are increasingly those without the means to move themselves.
- R/ECAPs are the city's primary areas of segregation and the communities located in these areas are in need of reinvestment.
- Members of some protected classes are disproportionately affected by certain housing problems, particularly be cost burden.

Over the course of the current Consolidated Plan, the City of Dalton and its service providers has implemented the following initiatives to address these impediments with concrete strategies and actions:

- Dalton-Whitfield Joint Development Authority received \$1.5m in grant funds from the OneGeorgia Rural Workforce Housing Initiative Grant to make infrastructure improvements for a 39 housing unit development. Housing sale prices must fall within \$125,000 - \$290,000. The City has committed resources for the infrastructure development and adopted a zoning category of Planned Urban Development (PUD) for the development.
- The Dalton Housing Authority has entered into an MOU with Walton Communities, LLC for the purpose of the re-development of 18 vacant acres and construction of two or more phases (90 unit and 250 unit) development utilizing Georgia LIHTC Program and other funding sources. The MOU serves as the basis for preparing formal documents.
- Crow Valley Apartment Complex, a section 42 affordable housing development, is currently under construction in Whitfield County.

- The City of Dalton has been awarded two grants under the American Rescue Plan Act – Improving Neighborhood Outcomes in Disproportionately Impacted Communities Grant. One grant will renovate a City park and the other grant will provide streetscape improvements for walkability in the downtown area.

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

Introduction

The City of Dalton has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents while determining priorities for the allocation of federal funds. Continued success hinges on the ability to build and maintain high quality infrastructure and community amenities to include clean water, sewers, stormwater and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms. The City of Dalton will use its HUD allocations to ensure equal access to these same amenities in low-income neighborhoods.

The section below describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 51 | 23 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 1,064 | 2,170 | 9 | 7 | -2 |
| Construction | 378 | 688 | 3 | 2 | -1 |
| Education and Health Care Services | 1,138 | 3,732 | 9 | 12 | 2 |
| Finance, Insurance, and Real Estate | 314 | 644 | 3 | 2 | -1 |
| Information | 82 | 151 | 1 | 0 | 0 |
| Manufacturing | 4,836 | 10,678 | 40 | 33 | -6 |
| Other Services | 177 | 493 | 1 | 2 | 0 |

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Professional, Scientific, Management Services | 696 | 3,100 | 6 | 10 | 4 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 1,363 | 5,309 | 11 | 17 | 5 |
| Transportation & Warehousing | 539 | 1,579 | 4 | 5 | 1 |
| Wholesale Trade | 649 | 1,858 | 5 | 6 | 0 |
| Grand Total | 11,287 | 30,425 | -- | -- | -- |

Table 40 - Business Activity

Data 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

| Labor Force | Number of People |
|--|------------------|
| Total Population in the Civilian Labor Force | 16,390 |
| Civilian Employed Population 16 years and over | 15,560 |
| Unemployment Rate | 4.99 |
| Unemployment Rate for Ages 16-24 | 12.71 |
| Unemployment Rate for Ages 25-65 | 2.77 |

Table 41 - Labor Force

Data 2013-2017 ACS
Source:

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 2,440 |
| Farming, fisheries and forestry occupations | 525 |
| Service | 1,095 |
| Sales and office | 2,695 |
| Construction, extraction, maintenance and repair | 1,335 |
| Production, transportation and material moving | 2,255 |

Table 42 – Occupations by Sector

Data 2013-2017 ACS
Source:

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 11,746 | 85.80% |
| 30-59 Minutes | 1,684 | 12.30% |
| 60 or More Minutes | 260 | 1.90% |
| Total | 13,690 | 100% |

Table 43 - Travel Time

Data 2013-2017 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 25 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 3,803 | 603 | 1,743 |
| High school graduate (includes equivalency) | 2,478 | 512 | 895 |
| Some college or Associate's degree | 2,551 | 160 | 709 |
| Bachelor's degree or higher | 2,124 | 148 | 532 |

Table 44 - Educational Attainment by Employment Status

Data 2013-2017 ACS
Source:

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade | 961 | (X) | (X) | (X) | (X) |
| High school graduate, GED, or alternative | 1,042 | 3,123 | 2,726 | 4,311 | 2,880 |
| Some college or Associate's degree | 1,424 | (X) | (X) | (X) | (X) |
| Bachelor's degree or higher | 219 | 576 | 756 | 1,470 | 821 |

Table 45 - Educational Attainment by Age

Data 2013-2017 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 20,908 |
| High school graduate (includes equivalency) | 23,224 |
| Some college or Associate's degree | 30,602 |
| Bachelor's degree | 44,798 |
| Graduate or professional degree | 51,094 |

Table 46 – Median Earnings in the Past 12 Months

Data 2013-2017 ACS
Source:

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

The largest employment sectors in the City of Dalton in terms of worker share are Manufacturing (40%); Retail Trade (11%); Arts, Entertainment, Accommodations Education (9%); and Education and Health Care Services (9%).

The top five private employers in the City of Dalton include: Shaw Industries, Inc, Mohawk Industries, Engineered Floors, Tarket USA, and Walmart Stores, LLP.

Describe the workforce and infrastructure needs of the business community:

The local economy will depend on a strong workforce skilled in the transportation warehousing, wholesale trade, retail trade, and utilities sector. Healthcare Practitioners, Food Preparation/Serving and Sales workers are projected to account for the greatest occupational growth across the region over the next decade. There are more than 230 manufacturing companies in Whitfield County. Nearly 40 percent of the area’s manufacturing companies make textiles - predominately carpets, rugs and other floor coverings. The City is committed to securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage. Affordable land, abundant labor supply, and low cost of living contributes to the city’s attractiveness to expanding industries. Stakeholders reported that transportation, road improvements and sidewalks were important infrastructure needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no major changes anticipated that would impact the workforce development, business support, or infrastructure needs identified in this Consolidated Plan.

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

Currently, the largest sector of the workforce in the city is manufacturing and retail trade, followed by education, healthcare, and arts, entertainment, and accommodations. This corresponds with the level of educational attainment in the city with a majority of city residents completing a graduate degree, bachelor’s degree, and/or some college. A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City’s economy. However, with burgeoning new industries in technology, the city could benefit from supporting new education models based on science, technology, engineering, and mathematics to meet the demands of new industries. Implementing a holistic approach to job readiness and skill development will be

critical to the retention of existing businesses and the success of attracting those businesses with expanding labor needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Dalton is not a center for formal training and workforce development providers; however, during the next Consolidated Plan period, the City will continue to partner with surrounding programs to help job seekers access employment, education, training, and support services to succeed in the labor market and match employers with the skilled workers they need to be competitive in the global economy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, the City of Dalton participates in the Northwest Georgia Comprehensive Economic Development Strategy (CEDS), which is a strategy-driven plan for regional economic development. The Northwest Georgia Regional Commission (as the local Economic Development District) develops, implements, and revises the CEDS with assistance from the CEDS Strategy Committee.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Dalton will continue to utilize federal funding to support programs that remove barriers to participation in the workforce (such as childcare, affordable healthcare, and public transportation) and enhance and expand community parks, trails, and recreation programs to retain talent and attract investment in the area. The City of Dalton has collaborated with the Dalton-Whitfield Joint Development Authority to assist businesses with every aspect of relocation or economic developments project. The City of Dalton has also established a tax allocation district to attract industries and assist stagnate and blighted areas.

MA-50 Needs and Market Analysis Discussion

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

As discussed in the Geographic Priorities Section (SP-10), there are several neighborhoods where many residents are affected by multiple housing problems. Populations in the central and southern part of the city has a higher percentage of households with multiple housing problems. This is due to lower incomes, which results in the rental of units with physical deterioration.

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

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.

There are no significantly high percentages of African American residents located within the City of Dalton. There are significantly higher percentages of Hispanic residents located in the following census tracts: 4.00 (64%); 10 (74.9%); 13 (72.6%); and 12 (51.7%) within the City of Dalton.

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

The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. These areas are served by numerous social services programs, many of which receive CDBG funding.

Are there any community assets in these areas/neighborhoods?

Dalton has community assets that contribute to developing the overall quality of life in the area, however these community assets are not equally distributed throughout these areas so that minority and/or low-income residents. Residents of Dalton enjoy affordable housing, safe neighborhoods, high-quality healthcare, and excellent schools. The historic downtown offers the infrastructure for a bustling downtown area to support shopping, dining, and entertainment options. Community assets include not only buildings and facilities but also people, with their

skills, knowledge, social networks, and relationships. Local agencies have built coalitions to respond to the community's needs and build future success for its residents. In 2012, the City of Dalton expended over \$1 million dollars to renovate the Mack Gaston Community Center which has given the City much needed athletic facilities as well as space for community collaborations. The facility has two gyms, an indoor walking track, a state of the art computer lab, weight room, aerobic room and other rooms for outside groups. Mack Gaston Community Center also includes space for WIC, a health center, and an information center for the Dalton Police Department.

Are there other strategic opportunities in any of these areas?

The City of Dalton must continue to maintain, improve, and expand infrastructure necessary for economic growth for the city to remain competitive in the global economy. The availability of public transit, higher proficiency of the schools, proximity to employment, the number of vacant abandoned buildings, and downtown areas provide strategic opportunities for revitalization. Essential infrastructure for economic development includes both above-ground and below-ground facilities, such as transportation, utilities, and broadband. Ready to develop properties are also vital for continued industrial growth. However, public, and private incentives are needed, as well as a collaborative effort to remove the barriers of public perception to encourage developers to invest in the areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

For many Americans, access to computers and high-speed Internet connections is an integral part of their everyday lives. As most of information, services, and resources have transitioned to online access, digital inequality has a direct impact on low-income household's social inequality. According to HUD's Office of Policy Development, in the *Digital Inequality and Low-Income Households* Report, the disparate access to broadband can correlate with the inequality of income, education, race, and ethnicity.

As part of the 2008 Broadband Data Improvement Act, the U.S. Census Bureau began asking about computer and Internet use in the 2022 American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the nationwide development of broadband networks and to allocate resources intended to increase access to broadband technologies, particularly among groups with traditionally low levels of access.

Computer and Internet Use in the City of Dalton, GA

| | 2020 | | 2021 | | 2022 | |
|--|----------|-------|----------|-------|----------|-------|
| | Estimate | % | Estimate | % | Estimate | % |
| Total Households: | 11,777 | X | 11,591 | X | 11,960 | X |
| Has a computer: | 10,418 | 88.5% | 10,353 | 89.3% | 11,007 | 92.0% |
| With Internet subscription | 9,679 | 82.2% | 9,588 | 82.7% | 10,237 | 85.6% |
| With a broadband Internet subscription | 9,622 | 81.7% | 9,540 | 82.3% | 10,190 | 85.2% |
| Without an Internet subscription | 2,098 | 17.8% | 2,003 | 17.3% | 1,723 | 14.4% |
| No computer | 1,359 | 11.5% | 1,238 | 10.7% | 953 | 8.0% |

Source: American Community Survey Reports, U.S. Census Bureau, www.data.census.gov

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Throughout the United States, there is a significant digital divide; a gap between those who have ready access to the internet and computers and those who do not. The divide is perpetuated by limitations that are geographical as well as financial, where persons cannot afford to pay a monthly service fee for Broadband service (an internet connection fast enough to stream a video). Nationwide, less than half of households living on or under \$20,000 are connected. This

lack of internet access in communities supports a deficit in opportunity, education, and other prospects.¹ In the City there is 953 or 8% of residents with no internet connection.

The figure below shows the number of fixed broadband providers. While the figure shows the number of providers available, it does not reflect the household level usage of broadband. From a fair housing perspective, ensuring that residential broadband is available to housing projects both within and in the outskirts of the city will support community viability and improve the quality of life for residents. There are multiple broadband providers in Dalton including AT&T, Dish Network, Southern Company, T-Mobile and Verizon. The City also has Dalton Utilities (Optilink) has operated as a public utility since 1889. Dalton Utilities provides potable water, electric, natural gas, and wastewater treatment services to the City of Dalton and portions of Whitfield, Murray, Gordon, Catoosa and Floyd counties.



| Provider | 3G | 4G LTE | 5G-NR |
|-------------------------------|----|--------|--------------|
| ▶ AT&T Inc. | | ✓ | ✓ 7/1 ✓ 35/3 |
| ▶ Dish Network Corporation | | | ✓ 7/1 ✓ 35/3 |
| ▶ Southern Company | | ✓ | |
| ▶ T-Mobile USA, Inc. | | ✓ | ✓ 7/1 ✓ 35/3 |
| ▶ Verizon Communications Inc. | | ✓ | ✓ 7/1 ✓ 35/3 |

Fixed Broadband Deployment, 2024, <https://broadbandmap.fcc.gov/>

¹ Vick, Karl. March 2017. The Digital Divide: A Quarter of the Nation is Without Broadband. Time. Available at: <https://time.com/4718032/the-digital-divide/>

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Whitfield County Hazard Mitigation Plan (HMP) is designed to protect both the unincorporated areas of the County as well as the City and includes the Cities of Dalton, Tunnel Hill and Varnell, and the Town of Cohutta. Whitfield County has experienced a number of hazard events throughout its history, most resulting in fairly localized damage. Flooding, tornados, winter storms, wildfire, drought, severe thunderstorms (including hail and lightning), earthquakes, landslides, dam failure and hazardous materials to varying degrees represent known threats to Whitfield County.

The Whitfield County Hazard Mitigation Planning Committee (HMPC) identified eight natural hazards the County is most vulnerable to based upon available data including scientific evidence, known past events, and future probability estimates. As a result of this planning process, which included an analysis of the risks associated with probable frequency and impact of each hazard, the HMPC determined that each of these natural hazards pose a threat significant enough to address. These include tornados, severe thunderstorms (including hail & lightning), flooding, winter storms, wildfire, drought, earthquakes, and landslides.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

All areas within Whitfield County are vulnerable to the threat of a tornado. With most of the County's recorded tornado events, only basic information was available. However, many dozens of tornado watches have been recorded during this period, and certainly some tornados go undetected or unreported. Therefore, any conclusions reached based upon available information on tornados within Whitfield County should be treated as the minimal possible threat. All public and private property including critical facilities are susceptible to tornados since this hazard is not spatially defined. Based on its history, Whitfield County has a high exposure to potential damage from tornados. Should a tornado strike low-income residential areas or critical facilities, significant damage and loss of life could occur.

Severe thunderstorms, hail, and lightning are serious threats to the residents of Whitfield County. Over the course of a year, the County experiences dozens of thunderstorms, with about one in ten being severe. Severe thunderstorms occur more frequently than any other natural hazard event within Whitfield County. Overall, severe thunderstorm, hail, and lightning events pose one of the greatest threats to Whitfield County in terms of property damage, injuries and loss of life. These weather events represent the most frequently occurring natural hazard within Whitfield County and have a great potential to negatively impact low-income households the County each year.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the priority needs and geographic focus areas for community development and housing efforts in Dalton over the next five years. These priorities are based on findings from the needs assessment and market analysis, along with public input received through a variety of engagement methods. The City will continue to concentrate CDBG spending on housing initiatives, infrastructure improvements, and public service activities. Projects and programs funded using CDBG funds will meet program eligibility requirements, generate long term improvements for low- and moderate-income residents and communities, and help address federal, state, and local priorities, such as expanding fair housing choice and sustainability.

This Strategic Plan also outlines market conditions which may influence the use of HUD grant funds, the resources expected to be available to meet community needs, and the structure in place for delivering services. Strategies for addressing public housing, homelessness, lead-based paint hazards, and poverty are summarized. Finally, the Plan outlines barriers to housing affordability in Dalton and the City's plans to monitor performance and compliance for the CDBG program.

The Strategic Plan will guide the use of CDBG in the City of Dalton over the next five years and is guided outlines the following:

- **Geographic Priorities:** Program resources are allocated Citywide based on low-mod areas often coinciding with areas of minority concentration. The general priorities and needs are affordable housing and public services that meet the needs of the City's very low-, low- and moderate-income residents.
- **Priority Needs:** The City has identified affordable housing and support for homeless and special needs populations as priority needs for the next five years.
- **Influence of Market Conditions:** Cost burden (paying more than 30 percent of household income for housing) is the major housing problem faced by most of the city's low and moderate-income renters.

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

Geographic Area

The City has not designated target areas for this Consolidated Plan period.

| Target Area | Target Area Description |
|--|-------------------------|
| Area Name | Not Applicable |
| Area Type | |
| Other Target Area Description | |
| HUD Approval Date | |
| % of Low/Mod | |
| Revital Type: | |
| Other Revital Description | |
| Identify the neighborhood boundaries for this target area. | |
| Include specific housing and commercial characteristics of this target area. | |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| Identify the needs in this target area. | |
| What are the opportunities for improvement in this target area? | |
| Are there barriers to improvement in this target area? | |

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents or LMI areas/neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher.

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

Priority Needs

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2024-2028 time frame are summarized below:

- Planning & Administration
- Increase Access to Public Services
 - Health and mental-health services
 - Services for the homeless and at-risk populations
 - Youth and childcare programs
 - Transportation for seniors and youth
- Increase Access to 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)

| | | | |
|----------|--------------------|--|--|
| 1 | Priority Need Name | Increase Access to Affordable Housing | |
| | Priority Level | High | |
| | Population | Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families | Families with Children Elderly Public Housing Residents Frail Elderly |

| | | | |
|---|-----------------------------|--|---|
| | Geographic Areas Affected | Citywide | |
| | Associated Goals | Homeowner Housing Rehabilitation Fair Housing Education Planning & Administration | |
| | Description | Provide housing rehabilitation for low-income homeowners to maintain housing affordability. Provide fair housing education. | |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount. Additionally, income disparities are a major factor in selecting this priority basis. More than 50% of elderly households are cost-burdened and the gap is only rising as income remains flat and the cost of housing steadily increases. The research also shows that new housing added by developers is out of reach for residents who earn low wages rendering them unable to live in the community in which they work. | |
| 2 | Priority Need Name | Increase Access to Public Services | |
| | Priority Level | High | |
| | Population | Chronic Homelessness veterans Extremely Low Victims of Domestic Violence Families with Children Persons with Developmental Disabilities Persons with Mental Disabilities Victims of Domestic Violence Individuals Low Persons with Alcohol or Other Addictions | Elderly Chronic Substance Abuse Non-housing Community Development Persons with Physical Disabilities Elderly Mentally Ill Unaccompanied Youth Large Families Families with Children Moderate |

| | | | |
|---|-----------------------------|--|---|
| | Geographic Areas Affected | Citywide | |
| | Associated Goals | Public Service – Youth Services Public Service – Homelessness Services Public Service – Senior Services Public Service – Disability Programs Public Service – Domestic Violence Victims Public Service – General Services Programs | |
| | Description | Fund projects including rental assistance payments, services for the homeless, services for survivors of domestic violence, supportive services to low- and moderate-income households and persons with special needs including HIV/AIDS; recreational activities, educational opportunities, and job skills to youth; and support for job training, substance abuse treatment, mental health services, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs. | |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need. | |
| 3 | Priority Need Name | Non-Housing Community Development | |
| | Priority Level | High | |
| | Population | Victims of Domestic Violence Elderly veterans Elderly Chronic Homelessness Persons with Physical Disabilities Families with Children Large Families Extremely Low | Low Non-housing Community Development Chronic Substance Abuse Victims of Domestic Violence Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Mental Disabilities Individuals |

| | | |
|---|-----------------------------|---|
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Infrastructure Improvements Public Facility Improvements |
| | Description | Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements. |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need. |
| 4 | Priority Need Name | Affirmatively Furthering Fair Housing |
| | Priority Level | Low |
| | Population | Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Provide fair housing education. |
| | Description | Provide fair housing outreach to City residents with focus on reaching minority and ethnic residents. |

| | | |
|---|-----------------------------|---|
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need. |
| 5 | Priority Need Name | Planning and Administration |
| | Priority Level | High |
| | Population | Extremely Low-Income Households Low-Income Households Moderate-Income Households |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Provide Administrative Structure |
| | Description | Program Administration, Fair Housing, Oversight |
| | Basis for Relative Priority | Provides administration oversight of Consolidated Plan grant funded projects and ensures timely implementation in a manner that promotes compliance with established rules, policies, and guidelines. |

Table 48 – Priority Needs Summary

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

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) | <p>The cost of housing is increasing at a faster rate than income, which contributes to unaffordable rent for people with low-income. Also, the demand for rental housing across all income levels limits the availability of housing at levels that is affordable for low-income families. Couple these issues with property owners seeking to recoup losses as a result of the COVID-19 pandemic by foregoing renters with subsidies for renters who can pay higher amounts and short-term rentals, which influences increased revenues. TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.</p> |
| TBRA for Non-Homeless Special Needs | <p>Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.</p> |
| New Unit Production | <p>The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop higher end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. The HOME program can provide some resources to address this issue.</p> |

| | |
|-------------------------------------|---|
| Rehabilitation | There is high demand in the rental market, which further drives up the cost burden for housing. The aging housing stock in the City make the rehabilitation of existing housing stock a priority. Rents will not financially support the cost of major rehabilitation projects similar to the new unit production priority discussed above, the achievable rents and income levels in the City often result in rehabilitation in the private marketplace to be financially infeasible. |
| Acquisition, including preservation | There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased. Similar to the new unit production, the HOME program can provide the resources for this type of development. |

Table 49 – Influence of Market Conditions

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

Introduction

The City of Dalton receives CDBG entitlement funding and the Finance Department administers the funding for the City. The City of Dalton preliminary estimate of funding for the 2024 program year is \$368,000. Once HUD releases the 2024 CDBG allocation, the City will update the plan with its 2024 allocation amount. The City uses multiple resources to carry out activities that benefit low and moderate-income persons. The City of Dalton receives an annual formula-based allocation from HUD.

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 | \$368,000 | \$0.00 | \$0.00 | \$368,000 | \$1,840,000 | The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects. |

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Dalton will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Dalton will continue to leverage additional financial resources including state and local funds as well as investigate other sources of funding that are consistent with the goals of the 2024-2028 Consolidated Plan. The City will collaborate by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

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

The City does not have any publicly owned land or property that will be used to address the needs identified in the plan.

Discussion

Not Applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------|---|------------------------|
| City of Dalton | Government | Economic Development Neighborhood Improvements Public Facilities Public Services | Jurisdiction |
| Dalton-Whitfield Community Development Corporation | Non-profit Organization | Homelessness Non-homeless special needs Ownership Rental public services | Jurisdiction |
| The Dalton Housing Authority | Non-profit organizations | Low-Income Housing Rental Neighborhood improvements Public Facilities | Jurisdiction |

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The City of Dalton works closely and frequently with Community Housing Resources Corporation and the Dalton-Whitfield County Community Development Corporation and many of the Continuum of Care’s members to address service needs and enhance coordination among local service providers. In order to enhance coordination with local service providers, Dalton staff attends CoC meetings and public housing tenant council meetings. The City of Dalton also supports the Dalton Housing Authority in support of affordable housing opportunities.

Gaps

Some well-intentioned nonprofit organizations and community organizations lack the financial capacity to provide services in an efficient and effective manner. The funding that the City of Dalton receives from the federal government is intended to supplement the operation of programs. Agencies are not able to expand services because funding is simply not available.

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

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

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While there are agencies in the area that provide homeless services and housing in Dalton, the City is limited on data that clearly documents homeless specific needs. The City continues to rely on the local nonprofits to supply the data they have available for homeless needs. The above chart was completed by the local United Way agency.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

A coordinated system between the City of Dalton and homeless service provider is essential to effectively serve the local community and end homelessness. Homeless systems and partners are often fragmented and uncoordinated leaving families to navigate different eligibility criteria

and waitlists for shelter beds and housing programs. Often, various agencies are carrying out assessment and referral efforts on behalf of the same individuals adding additional strain to the system and duplicating efforts. A standardized and uniform assessment will lend itself to a more transparent system that targets the housing and other services. The main gap in this system is that this continuum of care is not associated with any resolute funding to tackle these issues.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City continues to work with service providers to identify gaps in services, any duplication of services, and attends regular meetings, that allow homeless service providers to more efficiently serve the homeless population. Additionally, providing a central intake and resource facility is an imperative part to the City's strategy to end homelessness.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-----------------|--|---------|--|
| 1 | Home Repair for Homeowners | 2024 | 2028 | Affordable Housing | Citywide | Increase Access to Decent Affordable Housing | | Homeowner Units Rehabilitated |
| 2 | Rental Rehab | 2024 | 2028 | Affordable Housing | Citywide | Non-Housing Community Development | | Affordable rental housing benefit Persons Assisted |
| 3 | Public Facility Improvements | 2024 | 2028 | Non-Housing Community Development | Citywide | Non-Housing Community Development | | Infrastructure other than housing benefit Persons Assisted |
| 4 | Provide Funding Support for Public Service Programs | 2024 | 2028 | Non-Housing Community Development | Citywide | Increase Access to Public Services | | Public Services other than housing benefit Persons Assisted |
| 5 | Fair Housing Education | 2024 | 2028 | Non-Housing Community Development | Citywide | Affirmatively Furthering Fair Housing | | Public Services other than housing benefit Persons Assisted |
| 6 | Provide Administrative Structure | 2024 | 2028 | Administration | Citywide | Planning & Administration | | Other |

Table 53 – Goals Summary

Goal Descriptions

| Goal Name | Goal Description |
|------------------------------|---|
| Home Repair for Homeowners | Provide housing rehabilitation for low-income homeowners to maintain housing affordability. |
| Rental Rehab | Improve low income rental housing units with HVAC repairs through the Housing Authority. |
| Public Facility Improvements | Improve public facilities including sidewalk repairs, street repairs, parks, walking trails, bike trails, community centers, youth centers, and childcare facilities. |

| | |
|------------------------------------|--|
| Increase Access to Public Services | Fund projects including supportive services to low- and moderate-income households and persons with special needs including recreational activities, educational opportunities, and job skills to youth; and support for job training, substance abuse treatment, mental health services, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs. |
| Fair Housing Education | Fund projects to provide fair housing education and outreach. |
| Provide Administrative Structure | Provide the administrative structure for the planning, implementation, and management of the CDBG grant programs as well as other housing, community development, and homelessness programs. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

N/A

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable

Activities to Increase Resident Involvements

Not applicable

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

Not applicable

Plan to remove the 'troubled' designation

Not applicable

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

Barriers to Affordable Housing

The City of Dalton's most recent Analysis of Impediments did not identify any institutional barriers to affordable housing. Dalton is growing in population and the demand for more affordable units is increasing. The City is committed to maintaining and enhancing policies that increase equal opportunity for housing for low-income families and minorities.

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment. These issues are presented based on programmatic experience, previous analyses, and were explored as part of the City of Dalton's Analysis of Impediments to Fair Housing Choice.

During the needs assessment, stakeholders revealed that a barrier to affordable housing exists with property owners violating tenant's rights or the lack of knowledge of tenants' rights. Property owners have increase rent without notice, refuse to make repairs, or refuse to rent to potential tenants due to minor credit issues. This practice is predatory and further exacerbates the affordability and availability crisis. Stakeholders also revealed that many immigrants do not receive information in a culturally competent way leaving these residents to forgo services for which they are indeed eligible.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Strategic Plan will guide the use of CDBG in the City of Dalton over the next five years and is guided by HUD's three overarching goals that are applied according to the City's needs. These goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

To maintain the City's commitment to prevent barriers to affordable housing the city will continue to:

- Conduct public outreach regarding availability of housing & housing assistance including ensuring that programs are culturally competent and translation of housing application materials into Spanish to accommodate applicants & clients who are not English-proficient.
- Maintain flexibility in zoning & building requirements when appropriate to allow for infill housing development.
- Maintain an Affirmative Marketing Plan to directly market newly developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders & home builders to encourage the use of non-traditional client loan qualifying & loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification.
- Support local Continuum of Care efforts for homeless populations & provides ongoing support & technical assistance to local agencies.
- Work with local agencies that provide financial case management & credit counseling.
- Review and, when applicable, revise the Fair Housing ordinance which ensures that fair housing options are available to its citizens.
- Monitor city-sponsored projects for equal access & compliance of the Fair Housing Act.
- Monitor code compliance to HQS and Fair Housing standards.
- Hold periodic Public Hearings providing information & requesting public comment on affordable and fair housing issues.
- Work with local housing service providers to conduct homebuyer & homeowner education.

SP-60 Homelessness Strategy – 91.215(d)

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

Over the next Consolidated Plan period, the City anticipates collaborating with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population. The City participates in and supports local efforts of the DWCDC and other local agencies in its initiatives and projects. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Such interventions include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs.

The DWCDC participates in the GA Balance of State Continuum of Care monthly meetings and coordinates services with CoC members. The City of Dalton through the Georgia Balance of State Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services., its providers and strengthen the homeless governance structure and ensure services are provided to these populations. The Homeless Point in Time Count, organized by the DWCDC, annually assesses the characteristics of the homeless population in City. This data allows the Continuum and the City to track the changing needs of the homeless.

Addressing the emergency and transitional housing needs of homeless persons

The City of Dalton does not receive its own ESG allocation and therefore relies on the allocation received by the agencies applying to the Georgia Balance of State Continuum of Care. The City supports efforts of decreasing or ending homelessness in Dalton and supports the local Continuum of Care initiatives. Agencies are awarded funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Dalton 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 city will continue to support the Georgia Balance of State Continuum of Care in reducing the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The City of Dalton encourages collaboration with organizations to transition as many people as possible into permanent housing.

The Georgia Balance of State Continuum of Care implements a housing first model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life. The primary goals are to help people obtain permanent housing as quickly as possible, increase their self-sufficiency, and remain stably housed. The city also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs

DWDC and Northwest Georgia Family Crisis Center receives an allocation from DCA to coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. The main need is to link people with available housing opportunities as quickly as possible and support them in accessing subsidies and increasing their income to help them sustain their housing long-term. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance.

The DWDC coordinates with hospitals, courts, and other institutions to coordinate and plan the discharge of persons experiencing homelessness. Additionally, the DWDC also collaborates closely with several organizations which offer primary care, behavioral health, career, and other services for persons experiencing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics. During the next year, the City will continue to:

- Improve coordination between mental health, physical health, and criminal justice systems to identify people at risk of homelessness and link them with supports to prevent them from becoming literally homeless after discharge.

- Work with the local and state Department of Children Services and support them in their effort to expand services for youth existing foster care.
- Assist in the identification of available prevention programs and development of a gaps analysis that allows us to create a homeless prevention plan in the coming years.

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

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

The Whitfield County Health Department 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 County and Dalton has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards in accordance with the State of Georgia requirements for Lead based Paint abatement.

Government assisted projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Dalton.

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

The building inspection department for the City of Dalton and Whitfield County implements regulations that are in compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, known as Title X. Sections 1012 and 1013 of Title X amended the LBP Poisoning Prevention of 1971, the basic law covering LBP in Federally associated housing. Section 1018 of this law directed the Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) to require the disclosure of known information on LBP and hazards before the sale or lease of most housing built before 1978. In most cases related to lead poisoning of children, it has been through exposure to dust or debris from LBP. The Whitfield County Health Department maintains a list of all LBP cases for the City.

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

The City follows the policies and procedures of the local building inspection department.

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

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

Dalton will continue to increase its efforts to implement anti-poverty strategies over the next five years. The City will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents.

The City will continue to provide assistance to low and moderate income residents through the following initiatives:

- Provide assistance to nonprofit organizations;
- Continue to implement Section 3 policy as necessary.
- Continue to encourage nonprofit organizations to expand community development programs to incorporate job-training opportunities as a part of their operations.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the City will continue to assist low and moderate-income residents of Dalton over the next five years.

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

The City will 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 in support of affordable housing, work and employment opportunities. The City funds the maximum CDBG public service of 15% each funding year to assist with these activities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, Dalton implements a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent potential compliance issues.

Each program year, Dalton prepares a risk analysis matrix for monitoring all appropriate subrecipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 22-04, issued February 10, 2022, which delineates the relevant factors to monitor in order to determine the risk level for grantees or its subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, staff members complete a risk analysis worksheet that reviews financial capacity; overall management; planning capacity and meeting HUD national objectives. Each subrecipient is graded and their score reflects one of three categories: low risk [0-30 points]; moderate risk [31-50 points]; and high risk [51-100 points]. The city determines its annual monitoring strategy based on the number of moderate to high risk subrecipients.

As a general rule, staff monitors (on-site) all moderate and high risk subrecipients on an annual basis, typically in the third or fourth quarter of each program year. Conversely, the low-risk subrecipients are monitored on-site every other program year during the same time frame, and desk reviews are conducted throughout the year. Staff closely monitors performance expectations of subrecipients [timeliness and productivity] in line with the new performance measurement system initiated by HUD.

Expected Resources

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

Introduction

The City of Dalton receives CDBG entitlement funding and the Finance Department administers the funding for the City. The City of Dalton preliminary estimate of funding for the 2024 program year is \$368,000. Once HUD releases the 2024 CDBG allocation, the City will update the plan with its 2024 allocation amount. The City uses multiple resources to carry out activities that benefit low and moderate-income persons. The City of Dalton receives an annual formula-based allocation from HUD.

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 | \$368,000 | \$0.00 | \$0.00 | \$368,000 | \$1,840,000 | The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects. |

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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 and expects to continue to receive CDBG funds for the period covered by this Plan. The City will continue to encourage 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 needs identified in the plan

The City does not intend to use any publicly owned land or property to address the needs of this Consolidated Plan.

Discussion

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 | Home Repair for Homeowners | 2024 | 2025 | Affordable Housing | Citywide | Increase Access to Decent Affordable Housing | \$122,200 | Homeowner Units Rehabilitated |
| 2 | Rental Rehabilitation | 2024 | 2025 | Affordable Housing | Citywide | Non-Housing Community Development | \$122,200 | Affordable housing benefit Persons Assisted |
| 3 | Public Facility Improvements | 2024 | 2025 | Non-Housing Community Development | Citywide | Non-Housing Community Development | \$0 | Infrastructure other than housing benefit Persons Assisted |
| 4 | Provide Funding Support for Public Service Programs | 2024 | 2025 | Non-Housing Community Development | Citywide | Increase Access to Public Services | \$50,000 | Public Services other than housing benefit Persons Assisted |
| 5 | Fair Housing Education | 2024 | 2025 | Non-Housing Community Development | Citywide | Affirmatively Furthering Fair Housing | | Public Services other than housing benefit Persons Assisted |
| 6 | Provide Administrative Structure | 2024 | 2025 | Administration | Citywide | Planning & Administration | \$73,600 | Other |

Table 55 – Goals Summary

Goal Descriptions

| Goal Name | Goal Description |
|------------------------------------|--|
| Home Repair for Homeowners | Provide housing rehabilitation for low-income homeowners to maintain housing affordability. |
| Rental Rehabilitation | Improve low income rental housing units with HVAC repairs through the Housing Authority. |
| Public Facility Improvements | Improve public facilities including sidewalk repairs, street repairs, parks, walking trails, bike trails, community centers, youth centers, and childcare facilities. |
| Increase Access to Public Services | Fund projects including supportive services to low- and moderate-income households and persons with special needs including recreational activities, educational opportunities, and job skills to youth; and support for job training, substance abuse treatment, mental health services, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs. |
| Fair Housing Education | Fund projects to provide fair housing education and outreach. |
| Provide Administrative Structure | Provide the administrative structure for the planning, implementation, and management of the CDBG grant programs as well as other housing, community development, and homelessness programs. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has identified the projects for the 2024 program year in the table below. Additional details are provided in Section AP-38.

Projects

| | | |
|---------------------------|--|---|
| 1 | Project Name | CDBG Planning & Administration |
| | Target Area | Citywide |
| | Goals Supported | Provide Administrative Structure |
| | Needs Addressed | Provide Administrative Structure |
| | Funding | \$73,600 |
| | Description | CDBG Planning & Administration |
| | Target Date | 2024-2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 |
| | Location Description | Citywide |
| Planned Activities | CDBG Planning & Administration | |
| 2 | Project Name | Northwest Georgia Family Crisis Center |
| | Target Area | Citywide |
| | Goals Supported | Increase Access to Public Services |
| | Needs Addressed | Non-Housing Community Development |
| | Funding | \$25,000 |
| | Description | Domestic Violence Client Advocate Salary Assistance |
| | Target Date | 2024-2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 |
| | Location Description | Citywide |
| Planned Activities | CDBG Public Service assistance for operating costs | |
| 3 | Project Name | Latin American Association |
| | Target Area | Citywide |
| | Goals Supported | Increase Access to Public Services |
| | Needs Addressed | Non-Housing Community Development |
| | Funding | \$25,000 |
| | Description | Latino Family Well-Being Program |
| Target Date | 2024-2025 | |

| | | |
|---|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 20 |
| | Location Description | Citywide |
| | Planned Activities | CDBG Public Service assistance for operating costs |
| 4 | Project Name | Dalton Housing Authority |
| | Target Area | Citywide |
| | Goals Supported | Rental Rehabilitation |
| | Needs Addressed | Affordable Housing |
| | Funding | \$122,200 |
| | Description | Improve low income rental housing units with HVAC repairs through the Housing Authority. |
| | Target Date | 2024-2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 25 |
| | Location Description | Citywide |
| | Planned Activities | Improve low income rental housing units with HVAC repairs through the Housing Authority. |
| 5 | Project Name | City of Dalton Housing Rehabilitation Program |
| | Target Area | Citywide |
| | Goals Supported | Home Repair for Homeowners |
| | Needs Addressed | Affordable Housing |
| | Funding | \$122,200 |
| | Description | Provide housing rehabilitation for low-income homeowners to maintain housing affordability. |
| | Target Date | 2024-2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 10 |
| | Location Description | Citywide |
| | Planned Activities | Provide housing rehabilitation for low-income homeowners to maintain housing affordability. |

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 that have concentrations of minority populations or low-income populations, respectively, statistically and significantly larger than the minority or low-income population for the City as a whole. For the purposes of 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 Name |
|---|--|
| 1 | City of Dalton CDBG Planning & Administration |
| 2 | NW Georgia Family Crisis Center |
| 3 | Latin American Association |
| 4 | City of Dalton Housing Authority |
| 5 | City of Dalton Residential Housing Rehab Program |
| | |
| | |

Table 56 – Project Information

AP-50 Geographic Distribution – 91.220(f)

The City of Dalton receives entitlement program funds directly from HUD. Program resources are allocated citywide based on low-mod areas which can coincide with areas of minority concentration. The City relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low- and moderate-income communities.

Over the next five years, the City intends to use its resources in the geographical boundaries of the City. The City has not selected any target areas for this Consolidated Plan period.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Citywide | 80% |

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To generate the greatest impacts, the City will focus efforts citywide in low-income areas. The general priorities and needs are, public services, affordable housing and public facilities & infrastructure that meet the needs of the City's very low-, low- and moderate-income residents.

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Public facility and infrastructure activities will be provided for areas where the percentage of LMI persons is 51% or higher. CDBG will also be used for beneficiaries that meet criteria under limited clientele beneficiary, such as the elderly, persons with disabilities, the homeless, etc. It is also expected that funding will be provided to assist low- and moderate- income homeowners. Public facilities and infrastructure activities will be based in the qualified census tracts according to the quartile method.

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.

| One Year Goals for the Number of Households to be Supported | |
|---|-----|
| Homeless | 0 |
| Non-Homeless | 100 |
| Special-Needs | 0 |
| Total | 100 |

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

| One Year Goals for the Number of Households Supported Through | |
|---|----|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 52 |
| Acquisition of Existing Units | 0 |
| Total | 52 |

Table 59 - 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 to 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 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

This section describes the one-year goals and activities for the City of Dalton, GA in assessing and serving the needs for homeless persons and special needs populations. 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. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Such interventions include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs.

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. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the CoC continues to strengthen the street outreach network to address the needs of the unsheltered population. In the next cycle of ESG funding, the Georgia Balance of State CoC will prioritize individuals and families seeking rapid rehousing and homelessness prevention in coordinated entry. Our hope is that prevention dollars can be used for households most in need and reduce the number of households who fall into homelessness.

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

While most homeless providers have some outreach services, there is not an agency that exclusively provides outreach services. Dalton continues to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. The Homeless Point in Time Count, organized by the Dalton Whitfield Community Development Corporation, annually assesses the characteristics of the homeless population in City. This data allows the City to track the changing needs of the homeless. Over the next Consolidated Plan period, the City anticipates collaborating with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The DWCDC will continue to support organizations that address the emergency shelter and transitional housing needs of the homeless to establish a more robust social service system. The GA Balance of State Continuum of Care is responsible for the oversight, planning and operations

of the entire CoC. Emergency needs for shelter are handled by local agencies receiving funding through the Georgia Balance of State Continuum of Care.

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 oversee activities for homeless individuals and families in Dalton. DCA has identified rapid re-housing as a priority during the next Consolidated Plan period. The Continuum of Care is continuing to work to reduce length of stay in homelessness. The CoC uses a coordinated housing referral process to refer, prioritize & match participants to CoC housing. Length of Stay is one factor considered when prioritizing. Housing Locators will work with adults and families in shelter to identify housing options and help them move more quickly into permanent housing.

Homeless providers will assist participants to develop independent living skills, increase income & access services to reduce returns to homelessness. Those existing homeless who are unable to maintain housing on their own will be linked to Permanent Supportive Housing, subsidized housing or family/friends with whom they can live. Homelessness prevention assistance including financial assistance & case management will be provided to those who are at risk of returning to homelessness. Some families or individuals may require only limited assistance for a short period of time, 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, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services.

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 release from health care facilities, mental health facilities, and correction facilities. At-risk households with a history of housing instability will receive case management to address barriers & link to mainstream resources such as SNAP, TANF, SSI and mainstream rental assistance programs. The CoC has received significant federal resources for eviction/ homeless prevention due to the pandemic. To ensure households with the greatest risk of homelessness are prioritized for assistance, the CoC developed a Homeless Prevention Index that uses local data on community-level predictors of homelessness to identify census tracts with the greatest need. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

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

Introduction:

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment.

These issues are presented based on programmatic experience, previous analyses, and were explored as part of the City of Dalton's Analysis of Impediments to Fair Housing Choice. A detailed description of these contributing factors can be found in the 2024 AI (accessed from the City of Dalton website) and highlights are listed below:

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 is affordable to lower income households.

Strategies: To address this goal, the following activities and strategies should be undertaken:

Continue to support and encourage plans from both private developers and non-profit housing agencies to develop, construct, and/or 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 community, especially for underrepresented and minority populations with Limited English Proficiency (LEP).

Strategies: To address this goal, the following activities and strategies should be undertaken:

- 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 fliers to pass out.
- Develop opportunities to educate tenants, landlords, sellers, and mortgage brokers.
- Review and improve the rate of underwriting approval 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,

and 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 the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan. As has been the situation in the past and most likely in the future the primary obstacle to these actions is a lack of funding.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles 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 services provided by CoC members and standardize performance measures. Dalton will also review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs.

Actions planned to foster and maintain affordable housing

Affordable housing will be maintained and encouraged by the introduction of 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

Dalton through the Georgia State Department of Health 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 in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. 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

Current programs that are designed to assist households with incomes below poverty level are provided by several local nonprofits. 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 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 in support of 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/or non-profit 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 the needs of its citizens. Dalton will seek opportunities to participate in collaborative groups to streamline the actions of public service agencies 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 allocation of other resources. The creation of such an entity will allow local non-profit organizations to focus their efforts collectively and to avoid duplication of services within the City.

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

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

Appendix - Alternate/Local Data Sources

| | |
|---|--|
| 1 | Data Source Name Fair Housing Survey Data-WFN, Inc. |
| | List the name of the organization or individual who originated the data set. W. Frank Newton, Inc. |
| | Provide a brief summary of the data set. A fair housing survey was taken to collect information for the AI and needs assessment section of the Con Plan. Based on the survey many residents expressed a need for improvement on fair housing education efforts directly to the housing industry and to the general public. |
| | What was the purpose for developing this data set? For the completion of the AI and the Con Plan. |
| | How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The survey was made available on the City's website and shared by email to the local nonprofits in the City. The survey was available for all residents in the City |
| | What time period (provide the year, and optionally month, or month and day) is covered by this data set? September 2013-October 2013 |
| | What is the status of the data set (complete, in progress, or planned)? Complete |
| 2 | Data Source Name NWGRC LMI Area Map |
| | List the name of the organization or individual who originated the data set. North West Georgia Regional Commission (NWGRC) |
| | Provide a brief summary of the data set. The NWGRC used the data from the U.S. Census Bureau, 2008-2012 American Community Survey to create a LMI Area census tract map. This map was used to identify the LMA for CDBG funding. |
| | What was the purpose for developing this data set? LMA Map |
| | Provide the year (and optionally month, or month and day) for when the data was collected. April 2014 |

| | |
|----------|---|
| | <p>Briefly describe the methodology for the data collection.</p> <p>U.S. Census Bureau, 2008-2012 American Community Survey data</p> |
| | <p>Describe the total population from which the sample was taken.</p> <p>The complete jurisdiction of the City.</p> |
| | <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p> |
| 3 | <p>Data Source Name</p> <p>Services Targeted to Homeless Persons</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>United Way of Northwest Georgia</p> |
| | <p>Provide a brief summary of the data set.</p> <p>The United Way provide the information to complete the chart in section SP-40. The data was collected from the 211 assistance phone service.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>This data was used to determine the services available to the homeless.</p> |
| | <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The data was collected in 2013.</p> |
| | <p>Briefly describe the methodology for the data collection.</p> <p>Data collected as residents called 211 for assistance.</p> |
| | <p>Describe the total population from which the sample was taken.</p> <p>All residents of the City have access to the 211 service.</p> |
| | <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All calls received from Dalton residents were included in the data.</p> |
| 4 | <p>Data Source Name</p> <p>Housing Authority of the City of Dalton</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>Housing Authority of the City of Dalton (HACD)</p> |
| | <p>Provide a brief summary of the data set.</p> <p>The information from HACD was obtained for number of persons served in public housing.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>Used data for information in the Market Analysis.</p> |

| | |
|--|---|
| | <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2013</p> |
| | <p>Briefly describe the methodology for the data collection.</p> <p>Data was collected at the HACD in 2013 and was based on rental applications and intake information.</p> |
| | <p>Describe the total population from which the sample was taken.</p> <p>The data was collected on tenants at the HACD.</p> |
| | <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p> |