

2024 CAPER

CONSOLIDATED
ANNUAL
PERFORMANCE
EVALUATION
REPORT

300 W. Waugh Street Dalton, GA 30720

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In accordance with the federal regulations found in 24 CFR 570, the City of Dalton has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2024 to June 30, 2025. The CAPER presents the City's progress in carrying out projects and activities pursuant to the Program Year (PY) 2024 Annual Action Plan for the Community Development Block Grant (CDBG) funds it received from the United States Department of Housing and Urban Development (HUD) to principally benefit low-to-moderate-income individuals in the City.

The 2024 CAPER describes and evaluates how the City of Dalton invested formula funds from HUD to meet affordable housing and community development needs. This annual report also provides a general assessment of the City's progress in addressing the priorities and objectives contained in its Five-Year 2024–2028 Consolidated Plan (Con Plan).

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.

The City of Dalton identified the following goals during PY2024:

- 1. Increase and Improve Affordable Housing
- 2. Reduce Homelessness-Public Service
- 3. Prevent/Reduce Homelessness-Public Facility
- 4. Enrich Community Services
- 5. Administration and Planning

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets,

actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategi c Plan	Percent Complet e	Expected Program Year	Actual Program Year	Percent Complet e
Provide Administrative Structure	CDBG Planning and Administration	CDBG: \$72,664.77	Other	Other	1	1	100%	1	1	100%
Home Repair for Homeowners	Affordable Housing	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	5	5	100%	5	0	0%
Provide Funding Support for Public Service Program	Non-Housing Community Development	CDBG: \$57,275.29	Public service activities other than Low/Moderat e Income Housing Benefit	Persons Assisted	63	63	100%	63	63	100%
Public Facility Improvements	Non-Housing Community Development	CDBG: \$66,819.47	Public Facility or Infrastructure Activities other than Low/Moderat e Income Housing Benefit	Persons Assisted	50	50	100%	50	50	100%
Rental Rehab	Affordable Housing	CDBG: \$119,000	Rental units rehabilitated	Household Housing Unit	20	20	100%	20	20	100%

Table 1 - Accomplishments - Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives

identified in the plan, giving special attention to the highest priority activities identified.

The City of Dalton has made significant progress in its 2024 Annual Action Plan by successfully funding public services through nonprofit partners, supporting rental rehabilitation, and improving public facility infrastructure, with the Housing Rehabilitation Program actively underway, though one goal remains unfulfilled.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	19
Black or African American	23
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	43
Hispanic	0
Not Hispanic	43

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table above lists the numbers of beneficiaries by race and ethnicity assisted with HUD-Funded programs in 2024. The numbers reported for ethnicity do not reflect the same count as the total number reported by race. The variances could be attributed to refusal of information, errors at intake, or unwillingness to share information about ethnicity and/or race.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	381,589	381,589

Table 3 - Resources Made Available

Narrative

The City of Dalton received \$381,589 in CDBG funding for 2024. The amounts in Table 3 reflect the amount of funding available for CDBG in 2024.

Expenditure of Program Funds

- CDBG IDIS Report PR26: \$316,659.53 in CDBG funds was expended in 2024.
- IDIS Report PR56: 0.91 Expenditure Ratio in 2024.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	80	80	Citywide

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City recognized geographic regions with populations in need of affordable housing options. These areas include Census Tracts 4, 5.02, 10, 12, 13, 14 and 15. These areas have a dense population of low to moderate income families and minority concentrations.

2024 HUD LOW MOD SUMMARY DATA FOR CITY OF DALTON, GA							
Name	Low	Lowmod	Lmmi	Lowmoduniv	Lowmod_pct	Tract	Blockgroup
Dalton	1,125	1,760	2,150	3,230	54.50%	000301	3
Dalton	305	625	755	1,200	52.10%	000401	1
Dalton	855	1,575	1,875	2,070	76.10%	000401	2
Dalton	375	755	795	795	95.00%	000401	3
Dalton	400	825	1,085	1,190	69.30%	000402	1
Dalton	260	590	590	660	89.40%	000402	2
Dalton	410	580	650	1,030	56.30%	000501	1
Dalton	725	910	1,335	1,740	52.30%	000502	3
Dalton	780	995	1,190	1,725	57.70%	000502	4
Dalton	875	1,545	1,900	1,940	79.60%	000502	1
Dalton	375	715	715	795	89.90%	000502	2
Dalton	380	750	980	1,260	59.50%	000802	3
Dalton	380	425	535	720	59.00%	001000	1
Dalton	720	1,060	1,075	1,170	90.60%	001200	5
Dalton	530	1,225	1,705	2,040	60.00%	001300	3
Dalton	570	925	1,150	1,440	64.20%	001300	2
Dalton	160	775	895	985	78.70%	001400	4

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Dalton's CDBG projects in 2024 leveraged additional funding from federal, state, local, and private sources, despite the program not requiring matching funds, enhancing project scope and impact. Subrecipients also secured diverse resources to address community needs effectively. Notably, the city did not utilize any publicly owned land or property within its jurisdiction for these projects, indicating a reliance on other assets or land types to implement community development initiatives.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable		
housing units	0	0
Number of Non-Homeless households to be provided		
affordable housing units	0	0
Number of Special-Needs households to be provided		
affordable housing units	0	0
Total	0	0

Table 5 - Number of Households

	One-Year Goal	Actual
Number of households supported		
through Rental Assistance	0	0
Number of households supported		
through The Production of New Units	0	0
Number of households supported		
through Rehab of Existing Units	20	20
Number of households supported		
through Acquisition of Existing Units	0	0
Total	20	20

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Dalton completed all but one of its goals outlined in its 2024 Annual Action Plan by funding public services, affordable rental rehabilitation, and planning & administration. The goal of housing rehabilitation assistance is currently underway to be completed during the next program year.

Discuss how these outcomes will impact future annual action plans.

Future Annual Action Plans will include detailed updates on upcoming program modifications, reflecting the City's ongoing efforts to assess and address the evolving needs of Dalton residents,

ensuring that initiatives remain responsive and targeted to improve community well-being.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 - Number of Households Served

Narrative Information

The City is committed to addressing worst-case needs for individuals with disabilities by leveraging existing funds and fostering partnerships with external agencies, aiming to enhance and expand professional services for those in need.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Dalton effectively leverages its CDBG funds to address homelessness by participating in the Georgia Balance of State Continuum of Care (BoSCoC), which encompasses 152 largely rural counties, making comprehensive data collection challenging. To overcome this, Dalton collaborates with Kennesaw State University's Burruss Institute and Simtech Solutions to develop a statistical model that estimates unsheltered homelessness rates across all counties based on data from sampled areas since 2009. This innovative approach enables Dalton to allocate resources efficiently, ensuring targeted support for its homeless population despite the vast and varied geographic scope of the BoSCoC.

In Dalton, homeless services are coordinated through a collaborative community network that supports families and individuals toward self-sufficiency, with particular challenges in rural areas where homelessness can be less visible. To address this, the Georgia Balance of State Continuum of Care conducts biennial sheltered counts, such as the one on January 22, 2024, by engaging local homeless service providers to enumerate those in emergency shelters and transitional housing, complemented by predictive modeling developed since 2009 to estimate unsheltered homelessness across the 152 counties it encompasses, thereby enhancing understanding and resource allocation for this vulnerable population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Dalton's utilization of CDBG funds in FY2024 to support nonprofits offering emergency shelter and transitional housing for women and children affected by domestic violence underscores a targeted approach to addressing complex homelessness issues, particularly in rural areas where visibility and outreach are challenging. While developing housing for chronically homeless individuals remains difficult due to their need for comprehensive health services, the community-based network of organizations in Dalton and the broader Balance of State Continuum of Care continues to strive toward providing safe, supportive environments, recognizing that coordinated efforts and strategic funding are essential for effective intervention and moving homeless populations toward stability and self-sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Public systems or institutions (i.e. jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. The Open Doors Homeless Coalition coordinates release between the GA Balance of State (BoS) CoC and the foster care system, health care, mental health care, and correctional facilities.

For homeless families with children, a centralized intake is in place that seeks to mediate/prevent homelessness whenever possible, reduce the homeless episode for families through rapid rehousing and shelter/transitional housing focused on moving families from homelessness to permanent housing as soon as possible, and permanently house the most vulnerable families, as resources are available. The GA BoSCoC's prioritization process includes the use of the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT). The VI-SPDAT is an evidence based triage tool that assesses vulnerability. Once assessed using the VI-SPDAT, an individual or family is given a score that corresponds with a recommended intervention. That score takes into account vulnerability across many levels including homeless history, risks, socialization and daily functioning, and wellness. Each intervention is prioritized by a subpopulation and secondary population.

For homeless individuals, the CoC uses the VI-SPDAT to identify the most vulnerable persons experiencing homelessness. The most vulnerable persons are given priority in permanent supportive housing.

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

Dalton's coordinated approach to homelessness emphasizes prevention, stabilization, and rapid re-housing through collaboration with local nonprofits, utilizing intensive case management to address individual needs such as job skills, mental health, and substance abuse treatment, and offering wraparound services that aim to reduce homelessness duration, improve access to affordable housing, and decrease chronic homelessness in the community.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In 2024, the City of Dalton continued to provide annual CDBG funding to the Housing Authority of the City of Dalton (HACD) to support modernization and facility upgrades that benefit low-income households. HACD has prioritized improving the safety, comfort, and efficiency of its housing units, many of which were originally constructed in the 1960s and 1970s. During the program year, HACD completed additional HVAC replacements and system upgrades to ensure residents have access to reliable heating and cooling, lowering household utility costs and improving overall living conditions. The Authority also advanced exterior rehabilitation efforts, including roof replacements, painting, and landscaping, to enhance both curb appeal and long-term durability of properties. These improvements contribute to safer, healthier, and more sustainable public housing for Dalton residents.

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

HACD continues to work with local nonprofit organizations and community partners to encourage resident self-sufficiency, leadership, and homeownership opportunities. In 2024, residents were referred to financial literacy workshops, job readiness programs, and first-time homebuyer counseling offered by local nonprofits. These partnerships help residents prepare for long-term housing stability and promote successful transitions from rental housing into homeownership. While HACD is privately managed, residents are given opportunities to provide feedback on property management issues through community meetings and direct engagement with staff.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Dalton is an independent entity and is not classified as a troubled PHA by HUD. No assistance was required in 2024. The City remains committed to coordinating with HACD to support affordable housing goals and to ensure that residents have access to safe, decent, and affordable homes.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing – 91.220(j); 91.320(i)

In December 2023, the Dalton-Varnell-Whitfield County Planning Commission approved an update to the unified zoning ordinance, creating a new **Urban Planned Unit Development** (**UPUD**) district classification. This redevelopment tool allows for greater flexibility in land use and is intended to attract creative redevelopment projects that include affordable housing opportunities. In April 2024, the City Council and Whitfield County Board of Commissioners adopted a joint **Urban Revitalization Plan**, designed to incentivize developers to build affordable and mixed-income housing within the urban core. Together, these actions demonstrate progress toward reducing regulatory barriers and creating conditions that support private investment in affordable housing.

Actions taken to address obstacles to meeting underserved needs - 91.220(k); 91.320(j)

The primary challenge to addressing underserved needs in Dalton continues to be limited resources compared to the scale of need. In 2024, the City targeted CDBG resources to areas and populations with the highest need, including low-income households, persons with disabilities, and other vulnerable groups. The City worked closely with the Housing Authority of the City of Dalton to address living conditions for public housing residents, while also supporting nonprofit partners delivering direct services. Through strategic allocation of funds and collaboration, the City sought to maximize the reach of limited resources and prevent duplication of services.

Actions taken to reduce lead-based paint hazards – 91.220(k); 91.320(j)

Although Dalton did not dedicate CDBG funds directly to lead-based paint hazard reduction in 2024, the City and Whitfield County continue to enforce state and federal requirements for lead inspection and abatement. The Whitfield County Building Inspector's Office ensures compliance with Georgia's LBP regulations, while all CDBG-funded projects and subrecipients are required to follow HUD's Lead-Safe Housing Rule. This includes conducting LBP inspections, using certified contractors, and implementing safe work practices when rehabilitation activities involve pre-1978 housing.

Actions taken to reduce the number of poverty-level families – 91.220(k); 91.320(j)

In 2024, Dalton maintained a strategy of coordinating resources and programs to address the needs of low- and moderate-income households. While no single program can eliminate poverty, the City supported a network of services focused on housing stability, access to health care, youth development, and workforce readiness. CDBG funding assisted nonprofits providing emergency housing, utility assistance, food security, and case management. These interventions collectively

supported hundreds of households and reduced the risk of homelessness for extremely low-income families.

Actions taken to develop institutional structure – 91.220(k); 91.320(j)

The City strengthened its institutional structure in 2024 by:

- Allocating CDBG resources to local nonprofits to reduce service gaps and accelerate delivery of housing and community development activities.
- Coordinating across City departments to align housing, infrastructure, and planning initiatives.
- Refining procurement procedures for rehabilitation and construction projects to improve efficiency and compliance.
- Maintaining a strong partnership with the Housing Authority of the City of Dalton to expand affordable housing opportunities.

Actions taken to enhance coordination between public and private housing and social service agencies – 91.220(k); 91.320(j)

The City continued to encourage collaboration among nonprofits, housing providers, and private partners to expand the impact of limited resources. In 2024, Dalton fostered joint planning among service providers and leveraged partnerships to improve delivery of critical programs. These coordinated efforts ensured that low-income residents received housing support, essential services, and access to community resources.

Actions taken to overcome the effects of impediments identified in the Analysis of Impediments to Fair Housing Choice – 91.520(a)

Dalton recognizes that many barriers to fair housing are systemic and require ongoing action from both public and private stakeholders. In 2024, the City supported implementation of recommendations from its Analysis of Impediments to Fair Housing Choice, including promoting fair housing education, encouraging inclusive development practices, and providing referrals to fair housing resources. The City remains committed to fostering an open and inclusive housing market where all residents have access to safe and affordable housing regardless of race, ethnicity, family status, or disability.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Dalton has established procedures to ensure that the CDBG program and subrecipients comply with federal regulations, City policies, and both local and national goals. Monitoring responsibilities in 2024 were carried out by the CDBG Program Manager, Finance Director, and program consultants.

To ensure compliance, all subrecipients were required to submit complete applications documenting program eligibility, reviewed and scored using a standardized grading form. Subrecipients entered into formal contracts for CDBG funding and were required to submit monthly service reports documenting that at least 51% of clients served were low- or moderate-income.

The CDBG Program Manager reviewed all reimbursement requests prior to drawdowns and used a Risk Analysis Matrix to guide both desktop reviews and onsite monitoring. The risk assessment considered financial management, project performance, national objective compliance, and planning capacity. Subrecipients were graded as low risk (0–30 points), moderate risk (31–50 points), or high risk (51–100 points).

In 2024, the City monitored two subrecipients: the Latin American Association and the Northwest GA Family Crisis Center, Inc. Both agencies had zero findings but each received one management concern. The Crisis Center was cited for insufficient file documentation, which was corrected following the monitoring visit. The Latin American Association was cited for maintaining outdated income limit documentation in client files; the files were updated and are now in compliance. Both concerns were subsequently resolved, and the cases were officially closed.

The City also actively encourages minority- and women-owned business enterprise (MBE/WBE) participation in its procurement process. Dalton's purchasing procedures align with HUD's CDBG procurement standards, and the City maintains an open contractor invitation list on its website for housing rehabilitation contractors to expand opportunities for MBE/WBE vendors.

Citizen Participation Plan - 91.105(d); 91.115(d)

The City of Dalton follows its HUD-approved Citizen Participation Plan, ensuring that residents, especially those with low-to-moderate incomes, are provided with reasonable notice and an opportunity to comment on plans and performance reports.

For the 2024 reporting cycle, the City published a Public Notice in the Daily Citizen News on Wednesday, September 10, 2025, announcing availability of the draft CAPER and the opening of the public comment period. The notice was also posted on the City's CDBG webpage at www.cityofdalton-ga.gov.

A public hearing was held at 10:00 a.m. on Thursday, September 18, 2025, at the Mack Gaston Community Center (218 North Fredrick Street, Dalton, GA 30721). The public comment period

remained open for 15 days, from September 10 through September 26, 2025. Draft copies of the CAPER were made available at the hearing and on the City's website.

All public notices included instructions for residents with disabilities or limited English proficiency on how to request reasonable accommodations. Interpreter services were available upon request.

No public comments were received during the public hearing or the 15-day comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Dalton has not made any major changes to the objectives of its CDBG program during the 2024 program year. The program continues to focus on its established priorities of public services, public facility improvements, and planning and administration. These objectives remain aligned with the needs identified in the Consolidated Plan and continue to guide the City's investments in community development. No modifications were required as a result of program experiences in 2024.

Brownfields Economic Development Initiative (BEDI) Grants

The City of Dalton is not a BEDI grantee.

[BEDI grantees only]

Describe accomplishments and program outcomes during the last year:

Not Applicable.

CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG
Total Number of Activities	0
Total Labor Hours	0
Total Section 3 Worker Hours	0
Total Targeted Section 3 Worker Hours	0

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0
Direct, on-the job training (including apprenticeships).	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0
Provided or connected residents with assistance in seeking employment including: drafting resumes,	0
preparing for interviews, finding job opportunities, connecting residents to job placement services.	
Held one or more job fairs.	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0
Provided or connected residents with supportive services that provide one or more of the following:	0
work readiness health screenings, interview clothing, uniforms, test fees, transportation.	
Assisted residents with finding child care.	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0
Assisted residents to apply for, or attend vocational/technical training.	0
Assisted residents to obtain financial literacy training and/or coaching.	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0
Provided or connected residents with training on computer use or online technologies.	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small	0
businesses.	
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2)	0
of the Workforce Innovation and Opportunity Act.	
Other.	0

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

During PY2024 the City of Dalton did not have any contracts that were subject to Section 3.