



SANDY SPRINGS
GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1
Steve Soteres – District 2
Chris Burnett – District 3
Jody Reichel – District 4
Tibby DeJulio – District 5
Andy Bauman – District 6

Thursday, May 7, 2020

Special Called Meeting

4:00 p.m.

The May 7, 2020 City Council Special Called Meeting will be held virtually.

Live-stream:	Sandy Springs Facebook: https://www.facebook.com/SandySpringsGA/
	Zoom Webinar: spr.gs/council5720
Teleconference:	Dial Options (for higher quality, dial a number based on your current location): • +1 646 558 8656 • +1 301 715 8592 • +1 312 626 6799 • +1 669 900 9128 • +1 253 215 8782 • +1 346 248 7799
	Webinar ID: 979 2779 4406
Public Comment:	Public Comment Cards may be submitted online: http://www.sandyspringsga.gov/government/public-meetings-calendar .

I. Call to Order - Mayor Rusty Paul

II. Roll Call - City Clerk

III. Approval of Meeting Agenda

IV. Public Hearing

A. 2020-121 Adoption of 2020 Citizen Participation Plan Amendment



SANDY SPRINGS

GEORGIA

(Presented by Madalyn Smith, Planner)

- B. **2020-122** 2020 Annual Action Plan and 2020 Amendment to the 2018-2022

(Presented by Madalyn Smith, Planner)

V. New Business

- A. **2020-123** Request for Mayor and City Council Consideration of Approval to Apply for the 2020 Roadside Enhancement and Beautification Council (REBC) Grant

(Presented by Donald Kahn, Field Services Unit Manager)

VI. Adjournment



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Madalyn Smith, Planner
DATE: April 24, 2020 Submission for the May 7, 2020 Meeting
ITEM: Adoption of 2020 Citizen Participation Plan Amendment

Recommendation:

Staff recommends adoption of the 2020 amendment to the Citizen Participation Plan.

Background:

The Citizen Participation Plan must be amended to allow certain concessions during times of emergency such as allowing virtual public hearings, shortening the public comment period, only accepting public comments virtually, and posting all plans digitally. These amendments will allow the City to more efficiently and effectively respond to the COVID-19 pandemic and any future emergencies.

Discussion:

The 2020 Amendment to the Citizen Participation Plan allows certain concession during times of emergency such as:

- When soliciting input for the City's Consolidated Plan, Annual Action Plan, substantial amendments or Annual Performance Report, AFH or substantial AFH revision a short summary description of each will be provided in each public notice for informational purposes and will be posted online on the City's website www.sandyspringsga.gov, Hard copies will not be required to be posted.
- Public comment will be received solely via the email cdbgprogram@sandyspringsga.gov
- Public hearings may be held virtually, to be consistent with national/local health authorities recommending social distancing and limiting public gatherings for public health reasons, and there will be a process in place detailing how citizens can virtually participate in the public hearings.
- The public comment period will be shortened to 5 days

Financial Impact:

These changes allow the City to more quickly and efficiently response to the COVID-19 pandemic.

Alternatives:

n/a

Attachments:

1. 2020 Citizen Participation Plan Amendment
2. 2020 Citizen Participation Plan Resolution

City of Sandy Springs Citizen Participation Plan

Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
Ph: (770) 730-5600
Fax (770) 730-1755
www.sandyspringsga.gov

Published to comply with 24 CFR Part 91.105
Adopted: June 20, 2006
Amended: June 16, 2009 (Sec. 108 Loan)
Amended: June 6, 2017 (AFH Requirements)
Amended: May 7, 2019 (Newspaper Requirements)
Amended: May 7, 2020 (Emergency Provisions)



Table of Contents

Introduction.....	3
Citizen Participation Plan	3
Consolidated Plan/Annual Action Plan.....	4
Public Comment, Public Notice and Public Hearings.....	4
Public Notice Advertisement.....	5
Consolidated Plan/Annual Action Plan Public Hearings	6
Plan Amendments	7
Performance Reports.....	8
Document Retention	9
Confidentiality.....	9
Technical Assistance	9
Complaint Procedures	10
Use of Citizen Participation Plan	10
Emergency Provisions.....	12
Citizen Comments (adopted plan).....	13
Citizen Comments (2019 adopted plan)	13
Citizen Comments (2020 amended plan)	14
Exhibits	
Attachment A: Summary Table 24 CFR Part 91.105.....	15

Introduction

The City of Sandy Springs is committed to encouraging its citizens to participate in the planning, implementation and assessment of the performance of its federal community development, housing or other federally-funded programs.

As required by federal regulations 24 CFR Part 91.105, the City of Sandy Springs (the "City") has developed this Citizen Participation Plan (the "Plan") to ensure citizen input is integral to planning how the City will use federal funds received annually from the U.S. Department of Housing and Urban Development (HUD). When the City adopted its first Plan on June 20, 2006, these requirements were intended to only apply to the City's participation in the Community Development Block Grant (CDBG) Program. In anticipation of receiving HUD funds from other programs, the City has amended this Plan to apply to any future HUD programs in which the City may participate, including HOME, ESG, HOPWA, NSP, the Section 108 Loan Guarantee Program or others where public participation, notification and reporting requirements must be met.

The Community Development Department has primary responsibility for managing the citizen participation process, the development and implementation of programs and the reporting of annual accomplishments referenced in this Citizen Participation Plan.

Citizen Participation Plan

The goal of the Citizen Participation Plan is to fully integrate citizen input into the participation, planning and reporting activities required to successfully manage the City's HUD programs. These activities include developing the following:

1. Any amendment to this Citizen Participation Plan;
2. A five-year Consolidated Plan;
3. Each year's Action Plan;
4. All Annual Performance Reports; and
5. Any substantial amendment to the Consolidated Plan or Annual Action Plan
6. Completion of the Assessment of Fair Housing (AFH) and substantial revisions to the AFH

The City considers it important to the success of its Consolidated Plan, Action Plans, Annual reports, and Assessment of Fair Housing (AFH) as well as other program activities to allow for citizen comment on the proposed uses of HUD funds, and the City will take appropriate actions to encourage the participation of residents who are intended to directly benefit from these federal funds. These may include minority residents and those who do not speak English, persons with

disabilities, residents of areas the City has designated as low- and moderate-income or target areas where Community Development Block Grant (CDBG) or other funds will be used.

The City may enlist nonprofit and community organizations, resident associations, housing and human service agencies and other groups to assist the City with fully engaging City residents in the planning and implementation of its federal programs. In addition, the Community Development Department will partner with the City's Communications and Media Department to further this goal. Advertising and outreach to residents may include newsletters, press releases and web notices, along with other print or electronic materials to increase citizen input in the planning and ongoing performance of the City's federal programs.

Consolidated Plan/Annual Action Plan/Assessment of Fair Housing (AFH)

In order to receive an annual allocation of federal funds from HUD, the City must submit a Consolidated Plan, which serves as the five-year strategic plan outlining the goals to be achieved. To implement the City's five-year goals, an Action Plan is submitted to HUD each year describing the location, cost, proposed accomplishments and other information related to each project or program. Federal regulations require that these funds be targeted where they will provide the greatest benefit to those residents who are meant to receive HUD assistance, primarily the City's low- and moderate-income residents.

In 2015, The U.S Department of Housing and Urban Development (HUD) established the new AFFH rule to enhance the regulatory framework of the 1968 Fair Housing Act. The AFFH Rule requires the City to complete the Assessment of Fair Housing (AFH), to ensure the City is taking meaningful action to combat patterns of segregation, promote fair housing choice, and foster inclusive communities. The AFFH rule also requires the City to conduct the appropriate community participation and consultation with other public and private service providers as well as advocate groups as part of the fair housing planning process as described in its Citizen Participation Plan. The City also will make HUD-provided data and any other supplemental information the City plans to incorporate into its AFH available to its residents, public agencies, and any other interested parties. The City may make the HUD-provided data available to the public by cross-referencing to the data on HUD's website.

The City will use a combination of consultations with other agencies, public hearings, the solicitation of written comments and other methods of public engagement throughout the process of developing its Consolidated Plan, Annual Action Plans, AFH or substantial revisions to the AFH as its strategy for securing

citizen input. The City shall also inform any Public Housing Agency (PHA) in the development and implementation of the AFH and when the Consolidated Plan may impact any public housing development, or the surrounding community, so this information may be included in the PHA's annual Comprehensive Grant program application.

Whenever the City elects to participate in other HUD programs, or make applications for additional funds not originally anticipated at the time of the adoption of its current Consolidated Plan or the Action Plan, the public notice requirements outlined in the Plan shall apply and the public will be encouraged to comment on the City's participation and planned uses of those funds.

Public Comment, Public Notice and Public Hearings

To encourage citizen input when developing or amending its Citizen Participation Plan, the City will make the plan available for public comment. The plan can be provided in alternative formats for the disabled, and to those residents who are non-English speaking, upon request and with adequate notice.

In addition to the Citizen Participation Plan, the City of Sandy Springs will also publish its Consolidated Plan, Annual Action Plan, any substantial amendments and Annual Performance Report, AFH and substantial revisions to the AFH for public comment prior to submitting these documents to HUD. A minimum of two public hearings will be held each program year to solicit citizen views. This is to ensure that the City follows its Citizen Participation Plan and fully integrates citizen input into these documents to ensure the best application of HUD funds to community needs. Included in the Annual Action Plan will be the anticipated CDBG, or other HUD funds, that the City reasonably expects to receive each year, and the estimated benefit to low- and moderate-income residents.

It is required by federal regulations 24 CFR Part 91.105(b)(1) that the City also describe how it will address any HUD-funded project or program that may displace residents. This must include how the City will assist any displaced person and the levels of assistance to be provided even if the City anticipates no displacement through its HUD-funded activities. In response to this requirement, the City developed and adopted an anti-displacement policy to meet HUD requirements prior to the initiation of any federally-funded activity that may displace any City resident. This policy describes actions to be taken to minimize displacement and levels of benefit to be afforded those residents who may be displaced. The City's anti-displacement policy was adopted on June 17, 2008, and included with the City's 2008-12 Consolidated Plan and 2008 Action Plan submitted to HUD.

Public Notice Advertisement

The City of Sandy Springs will publish opportunities for its citizen's to comment on its HUD-funded activities to maximize the performance of its community development programs. Notices to solicit comments from Sandy Springs residents will be published in the *Sandy Springs Neighbor* as the City's media resource for all legal notices and publications (Resolution No. 2019-01-08). In addition, public notices may be advertised in, *Mundo Hispanico*, and through direct mailings and email notifications to those citizens or organizations who have requested such notification.

Public notices will be published at least 15 calendar days prior to a public meeting, public hearing or other event designed to gather citizen input on the City's HUD-funded activities. In addition, the Office of the City Clerk will post notices of pending meetings according to the Georgia Open Meetings Act as published at O.C.G.A. §50-14-1 through §50-14-6. Additional public announcements will be coordinated with the City's Communications and Media Department as necessary.

When soliciting input for the City's Consolidated Plan, Annual Action Plan, substantial amendments or Annual Performance Report, AFH or substantial AFH revision a summary description of each will be provided in each public notice for informational purposes with complete copies of each document referenced in the notice available for review by citizens at the following locations:

Community Development Department
Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770.730.5600

Community Assistance Center
1130 Hightower Trail
Sandy Springs, GA 30350
770.552.4889

Dorothy C. Benson Senior Multipurpose Complex
6500 Vernon Woods Drive
Sandy Springs, GA 30328
404.705.4900

The City of Sandy Springs will provide a reasonable number of free copies of each document for those who wish copies with sufficient notice. Each document

will also be available on the City's website at www.sandyspringsga.org under the Community Development Department. The Community Development Block Grant Program is accessed through this webpage and program documents are posted there for citizen review and comment. Citizens who may require this information in alternative formats may contact the Department of Community Development at 770-730-5600.

Consolidated Plan /Annual Action Plan/ Assessment of Fair Housing (AFH) Public Hearings

Prior to the development of the draft Consolidated Plan, Annual Action Plan, a plan amendment, AFH or substantial AFH revisions, or an application for program funds not anticipated in a current plan, the City will hold a public hearing. The intent of this public hearing is to obtain citizen views, discuss the City's participation in HUD programs and respond to related questions. It is also an opportunity for citizens to discuss community needs and goals that can be addressed using HUD funds in a public forum before the Sandy Springs City Council.

All public hearings will be held at the Sandy Springs City Hall to provide reasonable and timely access to persons who may be actual or potential beneficiaries, as well as to those who may be disabled and require special accommodations to participate. Translation services will be made available where it is reasonably anticipated there will be a significant number of non-English speaking residents in attendance or if such services have been requested. However, citizens who require such services should contact the Department of Community Development at least seven calendar days prior to the scheduled public hearing at 770-730-5600.

Citizen input will be used to inform decisions on how the City can maximize the performance of its HUD-funded activities as it prepares a draft of the Consolidated Plan, Action Plan or other funding applications. This draft will be published for a minimum 30-day public comment period prior to final plan or application adoption by the Sandy Springs City Council.

Public comments are encouraged throughout the plan or application development process, and the outcome of their consideration by the City, will be included as attachments to the adopted plan or application that is submitted to HUD. All written comments submitted shall receive a timely, substantial response by the City within 15 calendar days of receipt.

In the event that national or local health officials recommend social distancing and/or limited public gatherings for public health reasons, virtual or web-based hearings will be used in lieu of in-person hearings. If this format is used,

accommodations for real-time responses, timely responses from local officials to all citizen questions and issues, public access to all questions and response and accommodations for persons with disabilities or limited English proficiency will be made to the greatest extent possible.

The hearings generally address housing, social, and community development needs, proposed activities and the review of program performance. On the day of the public hearing, comments may be submitted in writing or made orally during the hearing.

Notices During A Disaster Or State Of Emergency

In the event of certain disasters or emergencies HUD may provide waivers and or alternative requirements relative to public notification processes. In such events, the City will avail itself of any alternatives, provided that will help in the expediting notifications for the delivery of assistance to the communities.

Plan Amendments

Over the course of the City's program year, it may be necessary to amend the adopted Consolidated Plan or Annual Action Plan due to a change in purpose, scope, location, budget, beneficiaries or other conditions, as published in either plan. HUD regulations state that the City must define the criteria that trigger an amendment to the Consolidated Plan or Annual Action Plan in its Citizen Participation Plan.

However, cities are given flexibility by HUD to define what constitutes a program substantial amendment. For the purposes of the City of Sandy Springs' Consolidated Plan and Annual Action Plan, a substantial amendment shall be defined as:

1. Any budgetary change in activity under the current Consolidated Plan or Annual Action Plan that increases or decreases the pre-amendment funding for a project, program or other activity by 50%; or
2. Any change to the existing Consolidated Plan or Annual Action Plan that adds a new priority, project, program or funding, not considered at the time of the original plan's adoption, in order to undertake new activities during that fiscal year;
3. Any change in either plan that reallocates CDBG funds from one eligible activity to another; or

4. City participation in a new program or activity where HUD regulations specifically require the Citizen Participation Plan, Consolidated Plan and/or Action Plan be amended, such as the Section 108 Loan Guarantee Program regulations 24 CFR Part 570.704(a)(2).

This Plan may be changed from time to time to enhance clarity, enhance the process for encouraging constructive citizen participation, or to incorporate requirements, waivers, or flexibilities allowed by HUD or other federal entities. Some changes are considered substantial changes. Substantial changes consist of changes to comply with federal amendments.

When substantial changes are made to the CPP, a summary of the changes will be provided, allowing citizens a reasonable opportunity to comment. The entire document will be available with the Consolidated Plan and Action Plan. The amended CPP will be adopted following the fifteen day public comment period, or the applicable shortened period allowed by HUD through the special waivers or flexibilities. – 5 day comment period for special waivers or flexibilities.

Revising an accepted AFH- HUD regulations state that the City must specify the criteria that will be used for determining when a substantial revisions to the AFH will be required. An AFH previously accepted by HUD must be revised and submitted to HUD for review under the following circumstances, which would constitute a substantial revision:

- A material change occurs. A material change is a change in circumstances in the City that affects the information on which the AFH is based to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances. Examples include presidentially declared disasters, under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42. U.S.C. 5121), in the City's area that are of such a nature as to significantly impact the steps the City may need to take to affirmatively further fair housing; significant demographic changes; new significant contributing factors in the City; and civil rights findings, determinations, settlements (including Voluntary Compliance Agreements), or court orders; or
- Upon HUD's written notification specifying a material change that requires the revision.

A revision to an accepted AFH consists of preparing and submitting amended analyses, assessments, priorities, and goals that take into account the material change including any new fair housing issues and contributing factors that may arise as a result of the material change. A revision may not necessarily require

the submission of an entirely new AFH. The revision need only focus on the material change and appropriate adjustments to the analyses, assessments, priorities, or goals. Revisions to an AFH are subject to community participation. The City shall follow the notice and comment requirements specified in the City's Participation Plan.

The City will follow the public notice and comment policies described in this Plan when a revision to an adopted Consolidated Plan, Annual Action Plan, and revisions to an accepted AFH or other HUD requirement triggers a substantial amendment or revision. Public comments on substantial amendments and AFH substantial revisions are also subject to a 30-day review and comment period. Citizens who may require a copy of the amendment in an alternative format may call the Department of Community Development at 770-730-5600.

Any comments received by the City on the substantial amendment shall be considered when preparing the final amendment for adoption by the Sandy Springs City Council. Comments on the amendment, and the outcome of the City's consideration, shall be included at the time of adoption by City Council. All adopted substantial amendments will be forwarded to HUD as attachments to the amended Consolidated Plan or Annual Action Plan.

Other amendments to the Consolidated Plan, Annual Action Plan, or revisions to the AFH that do not meet the definition of substantial amendments or AFH substantial revision criteria may be made by the Community Development Department and are not subject to public notice or comment requirements. However, the department may elect to advertise what would be considered a "minor" amendment when opportunities for additional public comments are desirable. A minor amendment would be defined as a change that meets these criteria, but does not rise to the level of other actions which trigger a substantial amendment, advertising and public comment.

Performance Reports

An integral part of measuring the success of the City's HUD-funded activities is the publication of an Annual Performance Report. This report provides an objective assessment of the City's progress toward meeting the Consolidated Plan's five-year goals through yearly Action Plan activities. The City will publish a draft of its Annual Performance Report for citizen review and comment prior to adoption of the report by the Sandy Springs City Council. A 15-day public comment and review period will be provided for citizens to comment on the City's program performance each year. Citizens who may require a copy of the Annual Performance Report in an alternative format may call the Department of Community Development at 770-730-5600.

Any comments received by the City on the Annual Performance Report will be included in a draft report submitted to the Sandy Springs City Council prior to the Council adopting a final report. A public hearing will be provided at a regularly scheduled City Council meeting for citizens to provide input on the City's annual performance report. Any comments on the report, and the outcome of the City's consideration, will be included in the report submitted to City Council for final adoption. The adopted report will be forwarded to HUD as the City's official performance and accomplishments report for the applicable program year.

Document Retention

HUD regulations 24 CFR Part 91.105(g) require that the Plan describe how the City's Consolidated Plan, Annual Action Plan, any substantial amendments, Annual Performance Reports, AFH or AFH revisions, as well as any documents associated with a Section 108 loan will be retained for a 5 year retention period. The Citizen Participation Plan initially adopted June 20, 2006, describes these document retention policies. All documents developed in response to Sandy Springs participation in HUD's entitlement or other programs will be retained according to these policies and are available for review with sufficient notice. Citizens wishing to examine program documents should contact the Department of Community Development at 770-730-5600. The department requests that at least three days prior notice be given to allow staff to assist with document retrieval and to be present at the time of review to assist those interested in the documents.

Confidentiality

At some undetermined future date, the City may elect to use its federal funds to leverage private resources that may require the submission of proprietary information. To ensure confidentiality, such information shall be exempted from review to the fullest extent permitted by law. The City will also take all necessary measures to ensure that sensitive beneficiary information that may be contained within the department's files is in compliance with all federal, state and local privacy requirements.

Technical Assistance

Upon request, the Department of Community Development will provide technical assistance to any group representative of persons of low- and moderate-income interested in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. The Community Development Department may determine, at its discretion, the level and type of assistance

following consultation with those who are requesting technical assistance. Technical assistance will be provided in this capacity only in response to any RFP the City may develop related to its federal programs, upon request. However, general requests for information are welcome and may be directed to the department as needed or submitted to the cdbgprogram@sandyspringsga.org mailbox.

Complaint Procedures

The City of Sandy Springs encourages its citizens to provide ongoing feedback related to the planning and administration of its federal programs. Should a citizen have concerns related to the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, any substantial amendments, Annual Performance Report, AFH or AFH revision or any other federal program document or procedure, the City welcomes concerns or complaints to be submitted in writing. The City will provide a timely, substantive written response to every citizen complaint, within 15 working days, where practicable, as required by federal regulations. Written complaints may be submitted to:

CDBG Program Manager
Department of Community Development
Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328

Those wishing to submit concerns or complaints electronically may also email those to cdbgprogram@sandyspringsga.org.

Use of Citizen Participation Plan

Sandy Springs is committed to ensuring that it will follow this Citizen Participation Plan in all aspects of the planning and administration of any current or future applicable federal programs.

Disasters, Emergency Provisions

In the event of a declared disaster or emergency, it may be necessary to expedite the adoption of the Annual Action Plan and/or substantial amendments to the Consolidated Plan. These amendments may include funding new activities and or the reprogramming of funds, including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the City may utilize CDBG funds to meet these needs with a 5 day public comment period instead of a 30 day public comment period (which is otherwise required).

With respect to a declared disaster or emergency event, the City may elect to use CDBG funds to address needs not provided for by the FEMA and the Small Business Administration or other disaster relief efforts. Funding for disaster relief may not duplicate other efforts undertaken by federal or local sources unless allowed by the federal government. Potential eligible uses of funds are those that are included in this Citizen Participation Plan, the Consolidated Plan or any other CDBG eligible use. HUD may provide new guidance on eligible uses in which the City will comply with and may utilize as well.

In the event of declared disaster or emergency event, such as a pandemic or any other event that leads to the closure of City Hall, the City has the option to use the following provisions:

- When soliciting input for the City's Consolidated Plan, Annual Action Plan, substantial amendments or Annual Performance Report, AFH or substantial AFH revision a short summary description of each will be provided in each public notice for informational purposes and will be posted online on the City's website www.sandyspringsga.gov, Hard copies will not be required to be posted.
- Public comment will be received solely via the email cdbgprogram@sandyspringsga.gov
- Public hearings may be held virtually, to be consistent with national/local health authorities recommending social distancing and limiting public gatherings for public health reasons, and there will be a process in place detailing how citizens can virtually participate in the public hearings.
- The public comment period will be shortened to 5 days

Citizen Comments – Citizen Participation Plan adopted June 20, 2006

The City of Sandy Springs received comments from two residents of the city concerning the Citizen Participation Plan and the CDBG Program during the development of its first Plan in June of 2006.

Ms. Chanel Winston submitted a request indicating her interest in participating in any task force or committee that may arise during the implementation of the CDBG Program. Ms. Winston also expressed an interest in the City's community development activities, transit improvements, efforts to provide more affordable housing in the City of Sandy Springs and the program's budget.

Ms. Peggy Wilson, a resident of the Allen Road elderly mid-rise community managed by the Housing Authority of Fulton County, expressed concerns pertaining to the CDBG Program. She felt it was important to the program's

success that the City ensure proper program oversight to avoid any misuse of these federal resources. She also indicated that she was pleased with the City's incorporation and the quality of life in Sandy Springs, and that she had chosen to live in the Allen Road facility to be nearer her family. She did, however, express some concerns related to the potential development of future public housing in the area.

These comments represent the public input received related to the City's publication of its initial Citizen Participation Plan during the 15-day advertised comment period from May 22, 2006 to June 5, 2006.

Citizen Comments – Citizen Participation Plan amended June 16, 2009

No public comments received.

Citizen Comments – Citizen Participation Plan amended June 6, 2017

No public comments received.

Citizen Comments – Citizen Participation Plan amended May 7, 2019

No public comments received.

Citizen Comments—Citizen Participation Plan amended May 7, 2020

Attachment A - Summary of 24 CFR Part 91.105

No.	Document	Requirement	Public Notice	Comment Period	Publication Methods	Notice Summary
1.	Citizen Participation Plan	Reasonable opportunity	Yes Comment notice	15 calendar days minimum	SS Neighbor, Mundo Hispanico city website, local notices, etc.	Plan intent, availability, address for submission of comments; contact information.
2.	Consolidated Plan/ Annual Action Plan/ AFH	2 annual public hearings Public hearing #1: Draft Plan Development (prior to public comment period)	Yes 15-day notice minimum prior to hearing	30 calendar days minimum	SS Neighbor, Mundo Hispanico city website, local notices, etc.	Contents and purpose of plan; locations where full plan is available for review; date, time and location for public hearing; address for submission of comments on plan; contact information.
3.	Substantial amendment to Citizen Participation Plan, Consolidated Plan, Annual Action Plan, AFH or application for new funding resources, such as Section 108 Loan Program, or participation in a new program	Reasonable opportunity	Yes 15-day notice minimum prior to public hearing	30 calendar days minimum	SS Neighbor, Mundo Hispanico city website, local notices, etc.	Description of proposed amendment including budget, location and beneficiaries; new program participation or application for funding; date, time and location of public hearing; address for submission of comments; contact information.
4.	Annual Performance Report	Reasonable opportunity Public hearing #2: During Annual Report public comment period	Yes 15-day notice minimum prior to hearing	15 calendar days minimum	SS Neighbor, Mundo Hispanico city website, local notices, etc.	Announcement and location of report availability; address for submission of comments; contact information.
5.	Public comment response	15 calendar days	No	N/A	N/A	Timely and substantive response to all written comments.

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION AUTHORIZING THE ADOPTION OF THE CITY OF SANDY SPRINGS
2020 CITIZEN PARTICIPATION PLAN AMENDMENT

WHEREAS, in anticipation of participating in the Community Development Block Grant Program, the City of Sandy Springs has amended its Citizen Participation Pan as required by HUD regulations published at 24 CFR Part 91. 105; and

WHEREAS, the City of Sandy Springs is committed to encouraging its citizens to participate in the planning, implementation and performance reviews of its community development, housing and other HUD-funded programs; and

WHEREAS, the Citizen Participation Plan reflects the City's policy for encouraging citizen review and comment in the development of the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, Assessment of Fair Housing (AFH), and any substantial amendments to these documents; and

WHEREAS, the City held a public hearing on May 7, 2020 to provide an opportunity for Sandy Springs' residents to comment on the 2020 Citizen Participation Plan Amendment draft; and

WHEREAS, the City advertised the 2020 Citizen Participation Plan Draft for public comment from April 22, 2020 through May 7, 2020; and

WHEREAS, participation in the CDBG program will further the City's goals of promoting stable neighborhoods through the redevelopment of distressed areas and by assisting its low- and moderate-income residents.

WHEREAS, the final 2020 Citizen Participation Plan Amendment was adopted and approved at the regular City Council meeting on May 7, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THIS COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, AND IT IS RESOLVED BY THE AUTHORITY OF SAID CITY COUNCIL.

By passage of this resolution, the City of Sandy Springs Mayor and City Council adopts the 2020 Citizen Participation Plan Amendment to ensure public participation in the development of all documentation required to qualify for the Community Development Block Grant Program.

RESOLVED this 7th day of May 2020.

Approved:

Russell Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

Seal:



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Ginger Sottile, Director of Community Development
DATE: April 24, 2020 Submission for the May 7, 2020 Meeting
ITEM: 2020 Annual Action Plan and 2020 Amendment to the 2018-2022

Recommendation:

Draft of 2020 CDBG Annual Action Plan and 2020 Amendment to the 2018-2022 Consolidated Plan is available for review and open to public comment for 5 days.

Background:

The 5-day public comment period affords residents an opportunity to comment on proposed projects and activities for 2020. The public comment period is shorter than in past years due to the COVID-19 pandemic.

Discussion:

The 2020 Annual Action Plan initial public hearing was held on February 18, 2020. The draft Action Plan is attached for comment. A final draft will be submitted to Council for approval on May 19, 2020.

Originally, CDBG funds were proposed to be used to defease the Section 108 loan that the City obtained from HUD for a sidewalk project. However, CDBG funds will now be used for COVID-19 Pandemic Response. This is a substantial change and the Consolidated Plan must be amended. The draft 2020 Amendment to the 2018-2022 Consolidated Plan is attached for comment. A final draft will be submitted to Council for approval on May 19, 2020.

The public comment period for both of these plans will be from May 7, 2020 to May 12, 2020. The plans are available online at spr.gs/cdbg1. Comments can be submitted to the email cdbgprogram@sandyspringsga.gov

Financial Impact:

The City has received an allocation of \$653,208 plus an additional allocation of \$384,260. These funds will be used to respond to the negative economic impacts of the COVID-19 Pandemic.

Alternatives:

N/A

Attachments:

1. 2020 Draft Consolidated Plan Amendment
2. 2020 Draft Annual Action Plan

2018-2022 Consolidated Plan 2020 Amendment Sandy Springs, GA



SANDY SPRINGS™
GEORGIA

05/03/18

AMENDED 05/19/2020

**U.S. Department of Housing and Urban Development Atlanta Regional Office Five Points
Plaza Building 40 Marietta Street Atlanta, GA 30303**



Executive Summary

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

1. Introduction

The Consolidated Plan is a 5-year plan which describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

The Consolidated Plan is carried out through action plans, which are adopted annually. Each Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and nonfederal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

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

The Needs Assessment identifies Public Improvements and Infrastructure and Public Service as the priority needs for the City. The City has determined that completion of the Roswell Road Multiyear Sidewalk Project, begun under the 2008-2012 Consolidated Plan and continued under the 2013-2017 Consolidated Plan, will be the initial project for the 2018-22 Consolidated Plan. The CDBG Program for this project will fulfill the Suitable Living Environment objective and Availability/Accessibility outcome of the CPD Performance Measurement Framework. Any future Public Service projects will also be required to fulfill one of the three objectives [(1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities] and the three outcomes [(1) Availability/Accessibility, (2) Affordability, and (3) Sustainability].

Section 108 Loan Guarantee Program – Consolidated Plan Minor Amendment

CDBG regulations 24 CFR Part 570.700 describe a process whereby Sandy Springs can leverage up to 5 times its most recent CDBG allocation from HUD to increase the impact of its CDBG funds and benefit to LMI residents.

In the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to, more efficiently, complete Phase III of the South Roswell Road Multiyear Project. Phase III will include right-of-way appraisals, and acquisition, installation of pedestrian lighting, handicap ramps, and brick pavers from I-285 down to Long Island Drive which are identified LMI (low/moderate income) target areas.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City.

COVID-19 Pandemic Response

In March 2020, Georgia was affected by the COVID-19 pandemic. In order to lessen the impact of the virus, the City of Sandy Springs along with many other local municipalities, issued a shelter-in-place order. This was done in the interest of public health, however it has led to negative economic impacts. In April 2020, it was announced that in addition to the City's normal grant allocation, an additional grant would be awarded to the City as part of the CARES Act. The City anticipates the possibility of using the 2020 grant allocation to ameliorate negative economic impacts resulting from the COVID-19 pandemic. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are low or moderate income individuals as well as provide economic development loans to small businesses that serve or employ those who are low or moderate income individuals. The City will also explore other ways to assist in the pandemic response in compliance with HUD guidelines, should they arise.

The City will also amend the Citizen Participation Plan in 2020 to add emergency provisions that allow the City to respond to a crisis in a more efficient and timely manner.

3. Evaluation of past performance

Under the Phase I of the Roswell Road Multiyear Sidewalk project, the City was able to construct 1.5 miles of sidewalks from Dalrymple Road to Northridge Road, and another 2 miles under Phase II from Northridge Road to the Chattahoochee River. Both phases included the installation of street lights, ADA ramps, brick pavers, and landscaping. Additionally, under Phase II the City completed sidewalk improvements on the north side of Hightower Trail to the Community Assistance Center, the City's largest non-profit public service provider.

Based on the significant pedestrian improvements in the corridor, it is the City's desire to continue with the project and complete Phase III, which will afford the same access and safety to LMI residents South of I-285 along Roswell Road from Long Island Drive to The Prado and from Lake Placid Drive to Northwood Drive.

4. Summary of citizen participation process and consultation process

The City of Sandy Springs adopted its Citizen Participation Plan in 2006 last updated in 2017. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearing and meetings to solicit comments on community needs prior to creation of a draft 5-year Consolidated Plan. Those meetings were as follows:

1. Public Hearing on Tuesday, December 5, 2017 at 6:00 p.m. (Sandy Springs City Hall)
2. Open House on Wednesday, December 13, 2017 at 6:00 p.m. (Sandy Springs City Hall)
3. Needs Assessment Wednesday, January 10, 2018 at 6:00 p.m. (Sandy Springs City Hall)

In addition to receiving public comments and consulting with service organizations, the City of Sandy Springs maintains a webpage dedicated to the CDBG Program and the development of the Consolidated Plan in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow questions or comments to be sent to the City on any aspect of the CDBG program.

2018-2022 Consolidated Plan 2020 Amendment

In conformance with the Citizen Participation Plan, the City held the required public hearing and meetings to solicit comments on community needs prior to substantially amending the Consolidated Plan. Those meetings were as follows:

1. Public Hearing, Draft Review, and Public Comment Period Announcement on Thursday, May 7, 2020, at 4:00 p.m. (Sandy Springs Virtual Meeting)
2. Public Hearing and Annual Action Plan Adoption on Tuesday, May 19, 2020 at 6:00 p.m. (Sandy Springs Virtual Meeting)

5. Summary of public comments

Over the course of the Citizen Participation process discussed above, the Community Development Department staff consulted with the following agencies:

- Child Development Association - Community Assistance Center - The Drake House - Families First -Friends of the Sandy Springs Library -Heritage Sandy Springs -Homestretch -Los Ninos Primero -Mary Hall Freedom House -Sandy Springs Christian Church -City of Brookhaven -Fulton County	-Sandy Springs Mission -Sandy Springs Regional Library -Sandy Springs Education Force -Sharon Community Church -U - Hope CDC, Inc. -Center for Pan Asian Community Services -Atlanta Regional Commission -City of Atlanta -City of Roswell -Cobb County -City of Dunwoody
---	---

Broadband and Resilient organizations were also consulted.

Through the community participation process, staff received comments from The Drake House organization, which indicated a desire to be considered for funding, as well as from the Latin American Association in regards to affordable housing opportunities for Latinos within the city and region. Also, two property owners were interested in funding to address and solve storm water issues in their residential subdivision property. Public hearing minutes is provided in the Appendix.

Citizen Participation-Section 108 Loan Guarantee Program Amendment

No comments have been received on the Section 108 amendment in response to advertising the amendment or during the public hearing held on June 6, 2017.

2018-2022 Consolidated Plan 2020 Amendment

No comments have been received at this time.

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

All comments and views were accepted by the City during the Citizen Participation process

7. Summary

Based on the Needs Assessment and Market Analysis, the City determined that the most appropriate use of its CDBG allocation during the 2018-22 Consolidated Planning period is for Public Improvements and Infrastructure and Public Service projects. Due to the previous project undertaken with CDBG funds,

the initial focus of the plan will be to complete the Phase III of the Roswell Road Multiyear Sidewalk Project as outlined in the 2018 Annual Action Plan. In summer 2017, the City applied for the Section 108 loan to obtain alternative financing to complete the Phase III of the South Roswell Multiyear Project in order to complete it more efficiently and in a single effort.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance in the principal amount of \$2.8 million under the Section 108 program.

Based on the current situation, the City determined that portions of its 2020 CDBG allocation may be used for the COVID-19 response, as well as all of CARES Act allocation for the 2020 program year. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. The City proposes to fund activities that ameliorate the negative economic impacts of the virus on Sandy Springs residents and businesses, with an emphasis on assisting low income citizens. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are low or moderate income citizens as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income. The City will also explore other ways to assist in the pandemic response that comply with HUD guidelines, should they arise.

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.	Public Improvements & Infrastructure	2018	2022	Non-housing community development	42.75% LMI Census Tracts	Public Improvement & Infrastructure	CDBG \$625,188	Public facility or infrastructure activities other than low/moderate income housing. Benefit: 4830 Persons Assisted
2.	COVID-19 Pandemic Response	2020	TBD	Non-housing community development	52.5 % LMI Census Tracts	Public Service and Economic Development	\$653,208 & an additional CARES Act allocation of \$384,260	Public service and economic development activities that aid in COVID-19 relief

Table 54 – Goals Summary

Goal Descriptions

The project will improve connectivity in CDBG target areas along the Roswell Road transportation corridor. Ultimately, the City desires to construct 1.2 miles of sidewalk to improve the network in the identified target areas, install required ADA improvements and make other improvements to the existing sidewalk network where none currently exists. Streetscape improvements will take place along Roswell Road from Long Island Drive to the Prado and from Lake Placid Drive to Northwood Drive.

COVID-19 Pandemic Response

The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assisting families affected by COVID job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small

businesses that serve or employ those who are of low to moderate income. The City will also explore other ways to assist in the pandemic response in compliance with HUD guidelines, should they arise.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, continued under the 2013-2017 plan, identified a single priority for the first five years of its program: infrastructure improvements. Phase I and Phase II of the multi-year sidewalk project in the north-end of Roswell Road was completed. Now design and construction work have commenced for Phase III of the south-end portion of Roswell Road. As such, the City has determined that for the first year of the 2018-22 Consolidated Plan, continuation of Phase III construction should be the priority project. In light of the recent pandemic, the City has determined that for the 2020 program year, the Roswell Road sidewalk project, as well as the COVID-19 response will be the target for the funds, on an as needed basis. The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID-19 job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

In summer 2017, the City applied for the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project. In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million. The 2020 grant allocation will still be anticipated to be used to defease the Section 108 loan debt. However, as stated above, the 2020 grant allocation may be used to partially fund the COVID-19 response, along with the CARES Act allocation.

Projects

#	Project Name
1.	South Roswell Road Multiyear Sidewalk Phase III
2.	COVID-19 Pandemic Response

Table 55 – Project Information

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

Funding priorities are consistent with those outlined in the Strategic Plan. Relative to the proposed use of the CDBG funds for pedestrian improvements, the main obstacle is related to funding. Although the area has adequate right-of-way to accommodate the sidewalk plan, the City has limited financial resources. Traditionally, sidewalk projects in the Sandy Springs area have been completed in

conjunction with development or redevelopment projects. Because the target area is built-out, relying upon development to meet the mobility needs of the area is not an option.

In light of the recent pandemic, the City has determined that for the 2020 program year, the priority project will still be the Roswell Road sidewalk project, but should the need arise, be utilized for the COVID-19 response.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Roswell Road Multiyear Sidewalk Program Phase III	42.75% LMI Census Tracts	Public Improvements & Infrastructure	Public Improvements & Infrastructure	CDBG: \$625,188
COVID-19 Response	52.5 % LMI Census Tracts	COVID-19 Response	Public Service and Economic Development	CDBG: \$653,208 CARES Act: \$384,260

Consolidated Plan

SANDY SPRINGS

133

AP-50 Geographic Distribution – 91.220(f)

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

Phase III of the Roswell Road Multiyear Sidewalk Project will be completed in qualified target areas along the Roswell Road corridor. Phase III will be completed in two sub-phases: sub-phase I along Roswell Road from Longs Island Drive to the Prado, and Sub-phase 2:, along Roswell Road from Lake Placid Drive to Northwood Drive, specifically within Census Tracts 010212-1, 010212-3, 010113-2, 010113-1, 010114-1, and 010114-3. The 2020 grant allocation will still be anticipated to be used to defease the Section 108 loan debt. However, as stated above, the 2020 grant allocation may be used to partially fund the COVID-19 response, along with the CARES Act allocation.

Geographic Distribution

Target Area	Percentage of Funds
42.75% LMI Census Tracts	100

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation of the City's CDBG funds is be guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

For the 2020 program year, the City is not specifically allocating investments geographically as it is not the best strategy for distributing COVID-19 pandemic relief funds but the funds will still be targeted at those who are low to moderate income.

Exception Status

It is important to also note that HUD has granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas. The map attached illustrates the U.S. Bureau of the Census Tracts where at least 42.75% of the resident population in Sandy Springs is LMI.

Discussion

The project will improve pedestrian access to jobs, commercial and retail services, City parks, public transit, and other services for the Target Area.

The project, the COVID-19 Response, will help ameliorate the negative economic impacts of the current pandemic.

2020 Annual Action Plan Sandy Springs, GA



SANDY SPRINGS™
GEORGIA

DRAFT

**U.S. Department of Housing and Urban Development
Atlanta Regional Office
Five Points Plaza Building
40 Marietta Street
Atlanta, GA 30303**



Annual Action Plan

1

Executive Summary

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

1. Introduction

The Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The Consolidated Plan is a 5-year plan which describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

In March 2020, Georgia was affected by the COVID-19 pandemic. In order to lessen the impact of the virus, the City of Sandy Springs along with many other local municipalities, issued a shelter-in-place order. This was done in the interest of public health, however it has led to negative economic impacts. In April 2020, it was announced that in addition to the City's normal grant allocation, an additional grant would be awarded to the City as part of the CARES Act. It was determined that for the 2020 program year, that the COVID-19 pandemic response could be a possible use of the available funding, should the need arise.

2. Summarize the objectives and outcomes identified in the Plan

The Needs Assessment identified Public Improvements and Infrastructure and Public Service as the priority needs for the City. The City has determined that completion of the Roswell Road Multiyear Sidewalk Project, begun under the previous Consolidated Plan, will be the initial project for the 2018-2022 Consolidated Plan and the 2020 program year. The CDBG Program for this project will fulfill the Suitable Living Environment objective and Availability/Accessibility outcome of the CPD Performance Measurement Framework. Any future Public Service projects will also be required to fulfill one of the three objectives [(1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities] and the three outcomes [(1) Availability/Accessibility, (2) Affordability, and (3) Sustainability].

Section 108 Loan Guarantee Program

CDBG regulations 24 CFR Part 570.700 describe a process whereby Sandy Springs can leverage up to 5 times its most recent CDBG allocation from HUD to increase the impact of its CDBG funds and benefit to LMI residents.

In the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to, more efficiently, complete Phase III of the South Roswell Road Multiyear Project. Phase III includes the design, construction, right-of-way appraisals and acquisition, utility relocations, and installation of street lighting, handicapped ramps and brick pavers on the west side of Roswell Rd from Long Island Drive to Stewart Drive (Sub-Phase I) and from Stewart Drive to Northwood Drive (Sub-phase II), which are identified LMI (low/moderate income) target areas.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million. The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City.

For the 2020 Program Year, Staff anticipates using the totality of Section 108 funds to finalize the construction of Phase III within of the South Roswell Road Multiyear Sidewalk Project within the LMI target areas.

Staff previously anticipated using the 2020 grant allocation to defease the Section 108 loan debt. However, the City is now preparing for the possible use of the 2020 grant allocation to ameliorate negative economic impacts resulting from the COVID-19 pandemic. And, if needed, the City may target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery, should the need arise.

3. Evaluation of past performance

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

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, 2013-2017, and 2018-2022 plan identified a single priority throughout the program: infrastructure improvements. Consequently, a multiyear sidewalk program was developed for the Northern Portion of Roswell Road corridor between Dalrymple Road and the Chattahoochee River. The Roswell Road Multiyear Sidewalk Project (North), Phase I, was completed in 2013.

Under the Phase I of the Roswell Road Multiyear Sidewalk project (North), the City was able to construct 1.5 miles of sidewalks from Dalrymple Road to Northridge Road, and another 2 miles under Phase II from Northridge Road to the Chattahoochee River. Both phases included the installation of street lights, ADA ramps, brick pavers, and landscaping. Additionally, under Phase II the City completed sidewalk improvements on the north side of Hightower Trail to the Community Assistance Center, the City's largest non-profit public service provider. Phase II was completed in 2016.

In 2019, design, right-of-way and the bid process were completed for Sub-phase I. The streetscape improvements and the right-of-way acquisition is still in progress for Sub-phase II. Staff anticipates

starting construction for Sub-phase I and get the design and right-of-way acquisition completed for Sub-phase II.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

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

1. Public Hearing and Program Update on Tuesday, February 18, 2020, at 6:00 p.m. (Sandy Springs City Hall)

2. Public Hearing, Draft Review, and Public Comment Period Announcement on Thursday, May 7, 2020, at 4:00 p.m. (Sandy Springs Virtual Meeting)

3. Public Hearing and Annual Action Plan Adoption on Tuesday, May 19, 2020 at 6:00 p.m. (Sandy Springs Virtual Meeting)

In addition to receiving public comments and consulting with these agencies, the City of Sandy Springs has maintained a webpage <http://spr.gs/cdbg1> dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

5. Summary of public comments

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

No comments have been submitted at this time.

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

All comments and views were accepted by the City during the Citizen Participation process.

7. Summary

Based on the current situation, the City has determined that, should the need arise, it may use its CDBG allocation for and will utilize its CARES Act allocation for the 2020 program year for the COVID-19 response. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. The City wants to position itself to fund activities that ameliorate the negative economic impacts of the virus on Sandy Springs residents and businesses, with an emphasis on assisting low income citizens, should the need arise. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

DRAFT

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	SANDY SPRINGS	
CDBG Administrator	SANDY SPRINGS	Department of Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Sandy Springs Community Development Department is the lead agency responsible for planning, implementation and performance reporting for the Community Development Block Grant (CDBG) Program that is covered by this Consolidated Plan. The City will be the administrator of all projects, programs and other activities funded with annual CDBG entitlement funds.

City of Sandy Springs
Department of Community Development
1 Galambos Way
Sandy Springs, GA 30350
770-730-5600
www.sandyspringsga.gov
Ginger Sottile, Director of Community Development

Consolidated Plan Public Contact Information

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

Website: <http://spr.gs/cdbg1>

DRAFT

DRAFT

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

1. Introduction

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

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 Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care was dissolved in 2013, this led to the creation of Fulton County Homeless Continuum of Care (CoC) in 2014. Since the CoC was formed, a board has been created and members appointed in 2015. The City of Sandy Springs will continue to support the efforts of Fulton County CoC.

The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options covering the cities within South and North Fulton County, excluding the City of Atlanta. Data specific to Sandy Springs is not available. An inventory of units available for homeless citizens is outlined in the report, which is included in the Appendix to this Action Plan. Sandy Springs will continue to rely on and support Fulton County to continue addressing homeless needs.

The following facilities have been identified in the Sandy Springs area as providing some form of homeless or housing assistance. Several of these organizations were consulted as a part of the Needs Assessment process for this Action Plan.

1. Community Assistance Center, Inc.
1130 Hightower Trail, Sandy Springs, GA 30350
<http://www.ourcac.org/>, 770-552-4889

Offers emergency assistance to families in need, including financial, food, clothing and referrals. To aid in serving the community, CAC was the recipient of DCA ESG funds in 2007 to assist the homeless. The CAC received \$20,000 for prevention of homelessness and short-term homeless care to provide support

for those threatened with homelessness and those leaving incarceration. CAC data indicates that many of those served were once Sandy Springs residents prior to becoming homeless. Additionally, the City of Sandy Springs has provided the CAC an annual grant in the amount of \$100,000 since 2010 to support its programs.

2. The Drake House

10500 Clara Drive, Roswell, GA 30075

<http://www.thedrakehouse.org/> 770-587-4712

Provides 15 transitional housing units for up to 90 days to homeless single mothers with one or more children and provides life skills classes such as job readiness, personal finances, parenting skills, computer skills, and health and wellness.

3. HomeStretch

89 Grove Way, Roswell, GA 30075

<http://www.homestretch.org/> 770-642-9185

Provides 27 transitional housing units for nine to twelve months to a homeless family or a family immediately threatened with being homeless with children and also provides life skills classes

4. Mary Hall Freedom House

8995 Roswell Road, Sandy Springs, GA 30350

<http://www.maryhallfreedomhouse.org/> 770-642-5500

Provides transitional housing units along with substance abuse treatment for women and women with children.

5. Sandy Springs Mission

850 Mount Vernon Highway NW, Sandy Springs, GA 30327

<http://sandyspringsmission.org/> 404-943-1540

Provides after-school programs and food/clothing assistance.

6. Sandy Springs United Methodist Church

86 Mount Vernon Hwy, Sandy Springs, GA 30328

<http://www.ssumc.org/> 404-255-1181

This church provides clothing to persons in need and community meals bimonthly.

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

N/A

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

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Child Development Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
2	Agency/Group/Organization	THE DRAKE HOUSE, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
3	Agency/Group/Organization	FAMILIES FIRST
	Agency/Group/Organization Type	Services-Children Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
4	Agency/Group/Organization	Community Assistance Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
5	Agency/Group/Organization	U-Hope CDC, Inc.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
6	Agency/Group/Organization	MARY HALL FREEDOM HOUSE
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
7	Agency/Group/Organization	Atlanta Regional Commission
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

8	Agency/Group/Organization	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
9	Agency/Group/Organization	Homestretch
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
10	Agency/Group/Organization	Friends of the Sandy Springs Library
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
11	Agency/Group/Organization	Heritage Sandy Springs
	Agency/Group/Organization Type	Community non-profit organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
12	Agency/Group/Organization	Sandy Springs Mission
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
13	Agency/Group/Organization	JEWSH FAMILY & CAREER SERVICES, INC.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
14	Agency/Group/Organization	CENTER FOR PAN ASIAN COMMUNITY SERVICES, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
15	Agency/Group/Organization	Los Ninos Primero
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

16	Agency/Group/Organization	Sharon Community Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
17	Agency/Group/Organization	Sandy Springs Christian Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
18	Agency/Group/Organization	CITY OF ATLANTA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
19	Agency/Group/Organization	CITY OF ROSWELL
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
20	Agency/Group/Organization	COBB COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
21	Agency/Group/Organization	City of Dunwoody
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
22	Agency/Group/Organization	City of Brookhaven
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
23	Agency/Group/Organization	FULTON COUNTY
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

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

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC converted its public housing property, the Allen Road Mid-Rise (now called Sterling Place), located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

For the period of this Consolidated Plan the City will not be undertaking housing activities funded through CDBG, however the City will continue to cooperate with the HAFC. HAFC has proposed and received support from the City on the rehabilitation and addition of units at the Allen Road Midrise and the disposition of the Belle Isle Apartments, which are functionally obsolete.

Business and civic leaders were not consulted because the main priority need for the City has been identified as infrastructure improvements.

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	Fulton County Homeless Continuum of Care	The common goal is to find more specific homeless data for Sandy Springs. The 2017 Fulton County CoC Homeless Census Report provides data for the entire county and is not specific to the city. The data found in this report is so broad that the City is unable to base a specific homelessness strategy on the data provided.

Narrative (optional)

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC also operates the Allen Road Mid-rise property, a 100 unit senior and disabled housing development at 144 Allen Road, which was converted from Public Housing to the Project Based Vouchers under the Rental Assistance Demonstration (RAD) in 2013. The City maintains an ongoing relationship with the HAFC.

AP-12 Participation – 91.105, 91.200(c)

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

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

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

1. Public Hearing and Program Update on Tuesday, February 18, 2020, at 6:00 p.m. (Sandy Springs City Hall)
2. Public Hearing, Draft Review, and Public Comment Period Announcement on Thursday, May 7, 2020, at 4:00 p.m. (Sandy Springs Virtual Meeting)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, May 19, 2020 at 6:00 p.m. (Sandy Springs Virtual Meeting)

The City of Sandy Springs has maintained a webpage <http://spr.gs/cdbg1> dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community		Ads were run in the City's legal organ for the Public Hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020	.	
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	n/a	Ads were run in the paper Mundo Hispanico for the Public Hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	n/a	Website provided information for public hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020.	n/a	http://spr.gs/cdbg1

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)
4	Electronic Mailings	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	n/a	Request for comments for the Public Comment Period May 7, 2020 - May 12, 2020, and information provided on the adoption of the Action Plan on May 19, 2020.	n/a	

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipated receiving \$550,000 (this amount is an estimation) of CDBG funds to be available in 2020 for the selected Capital Improvement Project (CIP).

In April 2020, the City received an additional \$384,260 of funding specifically for COVID-19 pandemic relief as part of the CARES Act. The City also received its normal CDBG allocation, totaling \$653,208 for the 2020 program year.

In Summer 2017, the City applied the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 funds will be used to finalize the design and construction of streetscape improvements as part of the South Roswell Road Multiyear Sidewalk Project (Phase III) in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts as shown on the attached map (Exhibit C).

However, the 2020 grant allocation is still anticipated to be used to defease the Section 108 loan debt, but wants to be able to utilize some or all of the 2020 grant allocation and all of the CARES Act allocation for the COVID-19 pandemic response. The City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	653,208	0	627, 731		TBD	Funds to be used to defease the Section 108 loan debt, but may also be used to provide grants for local non-profits and economic development loans for local businesses

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Acquisition Public Improvements Public Services	2,872,000	0	0	2,872,000	2,872,000	Priority to be given to infrastructure projects in LMI target areas.
CARES Act	public-federal	COVID-19 pandemic response	384,260	0	0	384,260	384,260	Priority to be given to providing grants for local non-profits and economic development loans for local businesses

Table 4 - Expected Resources – Priority Table

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

For 2020, CDBG funds will not be leveraged with other private, state, or local funds. There are no matching requirements for the CDBG Program.

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

For Phase III, the proposed sidewalk improvements would potentially require land acquisition on both sub-phases (sub-phase I and sub-phase II). However, there is no anticipated use of publically owned land as part of the COVID-19 response.

Discussion

No additional discussion at this time.

DRAFT

DRAFT

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.	Public Improvements & Infrastructure	2019	2022	Non-housing community development	52.5 % LMI Census Tracts	Public Improvement & Infrastructure	\$TBD	Public facility or infrastructure activities other than low/moderate income housing. Benefit: 4830 Persons Assisted
2.	COVID-19 Pandemic Response	2020	TBD		n/a	Public Service and Economic Development	\$653,208 & an additional CARES Act allocation of \$384,260	Public service and economic development activities that aid in COVID-19 relief. Benefit: Clients at local non-profits and local businesses (low to moderate income employees and/or clients)

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Public Improvements and Infrastructure
	Goal Description	The project will improve connectivity in CDBG target areas along the Roswell Road transportation corridor. Ultimately, the City desires to construct 1.2 miles of sidewalk to improve the network in the identified target areas, install required ADA improvements and make other improvements to the existing sidewalk network where none currently exists. Streetscape (Phase III) improvements will take place along Roswell Road . The sub-phase 1 segment will include sidewalks on the west side of Roswell Road/SR 9 between Long Island Drive to Stewart Drive Sub-phase 2 segment will include sidewalks on the west side of Roswell Road/SR 9 between Stewart Drive and Northwood Drive.
2	Goal Name	COVID-19 Pandemic Response
	Goal Description	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID-19 job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, continued under the 2013-2017 plan, identified a single priority for the first five years of its program: infrastructure improvements. Phase I and Phase II of the multi-year sidewalk project in the north-end of Roswell Road was completed. Now design and construction work have commenced for Phase III of the south-end portion of Roswell Road. In light of the recent pandemic, the City has determined that for the 2020 program year, the priority project still be used to fund the Roswell Road sidewalk project, but may be utilized for the COVID-19 response. The Strategic Plan adopted in the 2018-2022 Consolidated Plan will be concurrently amended to reflect this possible shift in funding.

In summer 2017, the City applied for the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 funds will be used in the 2020 Program Year to finalize the design and construction of streetscape improvements as part of the South Roswell Road Multiyear Sidewalk Project (Phase III) in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts. The 2020 grant allocation was originally anticipated to be used to defease the Section 108 loan debt. However, as stated above, the 2020 grant allocation may shift towards funding the COVID-19 response, and the additional CARES Act allocation will be used for the COVID-19 response.

Projects

#	Project Name
	Section 108 S Roswell Road Multiyear Sidewalks
	COVID-19 Pandemic Response

Table 6 - Project Information

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

In light of the recent pandemic, the City has determined that for the 2020 program year, the priority plan emphasis will be the COVID-19 response. The Strategic Plan adopted in the 2018-2022 Consolidated Plan will be concurrently amended to reflect this new project, as well as the possibility of diverting funds from the City's 2020 grant allocation to help support in the COVID-19 pandemic response.

AP-38 Project Summary

Project Summary Information

1	Project Name	Section 108 S Roswell Road Multiyear Sidewalks
	Target Area	52.5 % LMI Census Tracts
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Public Improvement & Infrastructure
	Funding	CDBG: \$TBD
	Description	Phase III of the South Roswell Road Multiyear Project will include the design, inclusive of environmental work, and right-of-way acquisition for street scape improvements along Roswell Rd.. See attached map of the selected areas for the pedestrian sidewalk improvements. Construction will include newly acquired right-of-way, some demolition of existing sidewalks, modification to utility vaults, and other minor alterations. Phase III will include two sub-phases: Sub-phase 1 and Sub-phase 2. The Sub-phase 1 segment will include sidewalks on the west side of Roswell Road/SR 9 between Long Island Drive and Stewart Drive. Sub-phase 2 segment will include sidewalks on the west side of Roswell Road/SR 9 between Stewart Drive and Northwood Drive.
	Target Date	5/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,830 families will benefit from the proposed activities.
	Location Description	Roswell Road Corridor in Sandy Springs from Roswell Road to GA-400 on Northridge Road & Roswell Road South of I-285, from Long Island Drive to Stewart Drive and from Stewart Drive to Northwood Drive.

	Planned Activities	The goal of South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor to improve pedestrian access to commercial and retail services, City parks, public transit, the North Fulton County Service Center and other services. To complete this project, damaged walkways will be replaced and areas lacking sidewalks will have new sidewalks installed. All sidewalk improvements will meet the ADA design standards, along with the City's Suburban Overlay District Standards. The overlay district standards require paving accents, street lighting, landscaping and other improvements to complete the sidewalk network.
2	Project Name	COVID-19 Response
	Target Area	n/a
	Goals Supported	COVID-19 Response
	Needs Addressed	Public Service and Economic Development
	Funding	CDBG: \$653,208 CARES Act: \$384,260
	Description	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways to assist in the pandemic response that comply with HUD guidelines, should they arise.
	Target Date	n/a
	Estimate the number and type of families that will benefit from the proposed activities	Families that are served by local non-profits and low to moderate income employees and clients of local businesses.
	Location Description	City of Sandy Springs

	Planned Activities	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID-19 job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways to assist in the pandemic response that comply with HUD guidelines, should they arise.
--	---------------------------	--

DRAFT

DRAFT

AP-50 Geographic Distribution – 91.220(f)

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

Phase III of the Roswell Road Multiyear Sidewalk Project will be completed in qualified target areas along the Roswell Road corridor. Phase III will be completed in two sub-phases: Sub-phase I along Roswell Road from Long Island Drive to Stewart Drive, and Sub-Phase II from Stewart Drive to Northwood Drive, specifically within Census Tracts 010212-1, 010212-3, 010113-2, 010113-1, 010114-1, and 010114-3. 2020 CDBG funds will most likely be used to defease the Section 108 loan that funds the above described projects in the stated locations. However, the City may be targeting low to moderate income individuals through public service grants and economic development loans, should the need arise.

Geographic Distribution

The geographic allocation of the City's CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities. For the 2020 program year, specific census tracts will still be targeted – as the funds will most likely be utilized for projects in these target areas. As well, the City will be targeting low to moderate income individuals through public service grants and economic development loans.

Target Area	Percentage of Funds
52.5 % LMI Census Tracts	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation of the City's CDBG funds is be guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

For the 2020 program year, for the project COVID-19 Pandemic Response, the City is not specifically allocating investments geographically as it is not the best strategy for distributing relief funds though the funds will most likely be utilized for projects in these target areas. As well, the City will be targeting low to moderate income individuals through public service grants and economic development loans.

Exception Status

It is important to also note that since 2008 HUD granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas. In 2019, the City lost the exception status, as its upper quartile threshold became 52.5%. The map attached illustrates the U.S. Bureau of the Census Tracts where at least 52.5 % of the resident population in Sandy Springs is LMI.

Discussion

The sidewalk project will improve pedestrian access to jobs, commercial and retail services, City parks, public transit, and other services for the Target Area. The project, COVID-19 Response, will help ameliorate the negative economic impacts of the current pandemic.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

According to the 2012-2016 American Community Survey 5-year Estimates, approximately 53.4% of the units of the City are renter-occupied. The market conditions do not indicate a need for new unit production. However, the Needs Assessment section of the Consolidated Plan indicates the availability of affordable units and cost burden are the issues. A study of existing housing data from the Census and other sources indicates the highest priorities for unmet needs are associated with small related and elderly households.

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	N/A
Non-Homeless	N/A
Special-Needs	N/A
Total	N/A

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	N/A
The Production of New Units	N/A
Rehab of Existing Units	N/A
Acquisition of Existing Units	N/A
Total	N/A

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments.

The Next 10 Comprehensive Plan identifies that current housing market tends toward either expensive, large-lot single-family homes, or aging rental apartments, resulting in the "missing middle," meaning little housing supply for middle-class earners. As demand for rental apartments and for-sale housing continues to increase, the City will need to expand its housing options to accommodate different housing preferences or residents such as the elderly, disabled, and millennials. The Next 10 has set priority actions such as exploring workforce-housing policies and zoning ordinances to incentivize the

development of workforce housing. As part of the implementation of the priority actions stated in the Next 10.

The Next 10 Comprehensive Plan adopted in February 2017 has addressed housing needs and opportunities. The following are the priority actions stated in the in the Housing chapter of the Next 10 Plan:

- 1. Preserve existing single-family neighborhoods.*
- 2. Increase supply of housing and range of housing choices.*
- 3. Promote workforce and mixed-income housing.*
- 4. Provide housing options to complement local employment growth and improve the city's jobs-housing balance.*
- 5. Provide housing for seniors and other special-needs populations.*
- 6. Focus new housing supply in mixed-use areas.*

The Next Ten Comprehensive Plan also adopted housing activities that seek to increase housing choices and supply as well as promote workforce and mixed-income housing options, in particular the following actions address affordability:

H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.

H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.

H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.

A new development code was adopted in August 2017, which provides incentives such as height bonuses in exchange for affordable workforce housing units.

The City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.”

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC converted its Allen Road Mid-Rise its public housing property located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

As stated in the Next 10 Comprehensive Plan the City will "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specialize in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations." (Page 167)

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

The City does not plan to take any actions to encourage resident participation in public housing management and/or homeownership programs at the facilities managed by the Housing Authority of Fulton County (HAFC).

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

n/a

Discussion

Though the City will not undertake any direct public housing activities during 2020, the sidewalk programs which will result from CDBG funding will improve mobility and accessibility in the area.

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

Introduction

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

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to support agencies in the area that provide homeless and other services to low and moderate-income individuals. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. Additionally, the proposed sidewalk project will provide improved access to these types of agencies and supportive services. In the 2020 program year, the City proposes to provide additional grant funds to the CAC to assist the non-profit in responding to the negative impacts of the pandemic.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's strategy is to continue to support Public Service agencies located within the City such as the Community Assistance Center. In late 2006, the CAC, at the encouragement of the Northwood Neighborhood Association, submitted an application for Emergency Shelter Grant funds to expand services to the community. A \$20,000 DCA ESG grant was received by the CAC in 2007. In the 2020 program year, the City proposes to provide additional grant funds to the CAC to assist the non-profit in responding to the negative impacts of the pandemic.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need “gaps” identified in the 2013 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report cover the metro area – not just Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. It is also important to note that according to the 2013 Metro Atlanta Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta). This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs could be expected to have very few homeless.

Additionally, the 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options, however data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in South and North Fulton County, excluding the City of Atlanta. In 2017, the total of all sheltered people in households reached to 203 people (page 4). The report provides, these numbers at the county level, but does not break it down by local jurisdiction, therefore it is difficult to assess the specific homeless needs in the city. As such, the City has not proposed a strategy for rapid-rehousing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City. Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless.

Additionally, the 2012-2016 American Community Estimates, among the civilian noninstitutionalized population, the City has close to 6,493 residents with a disability. Of the City’s disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan to improve pedestrian mobility in the target areas will benefit disabled residents as well. The Next 10 Plan sets as one of its actions to “*avoid regulations and practices that*

would discourage the provision of housing for persons with disabilities” (167)

Discussion

For the period of this Consolidated Plan, the City’s strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the Tri-Jurisdictional area that includes the city of Atlanta, Fulton and DeKalb Counties combined. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

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

Introduction:

The City's Analysis of Impediments to Fair Housing (AI) outlines as a key issue impacting the development of affordable housing and residential investment.

3. Lack of Available Land for Development.

The 2007-20 Comprehensive Plan was recently updated in February 2017 through the adoption of the Next Ten Comprehensive Plan, unlike the 2007-2027 Comprehensive Plan, the Next Ten Plan projects that the City's population will grow by 43% or 45,213 people between 2016 and 2040. The city still is impacted by the lack of available land for new development, as available vacant land is undevelopable due to topography limitations and the location and preservation of existing natural resources. Despite this, the city continues to experience significant pressure for residential and commercial development, which will most likely lead new redevelopment to occur by replacing old land uses for new ones in underutilized areas of the city where aging buildings, shopping centers, and parking lots are located.

As population grows in the city, additional housing supply will need to be available. This is illustrated by the following quote from the Next Ten Comprehensive Plan:

“While there is demand for much more growth, the scarcity of available land and high land costs—combined with the need to protect neighborhoods, green space and natural assets—imposes a ceiling on this potential and places a premium on each opportunity for change. This requires utilizing land more efficiently, thoughtfully and strategically through a more compact community form and a greater mixing of land uses. Meanwhile, new housing options will be required to meet the needs of growing demographics, such as millennials, empty-nesters and seniors, many of whom prefer to live in more urban, compact and walkable environments with a mix of uses. At the same time, there is a need to accommodate members of the Sandy Springs workforce and potential residents who cannot afford to live in the city with smaller-lot single-family housing options and townhomes.” (Page 43)

The Next Ten Comprehensive Plan notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of some of the developments in the City makes them inherently affordable, it also makes these units obsolete. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

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

Annual Action Plan

48

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

This recommendation has been addressed through the adoption of the Next Ten Comprehensive Plan adopted in February 2017. It states the following priority actions for housing needs:

A. Preserve established single-family neighborhoods

H-A1.1. Implement measures to preserve established single-family neighborhoods.

B. Provide more quality housing and offer a greater range of housing choices

H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.

H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.

H-B1.3. Adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirement applies.

H-B1.4. Prepare update to the City's Consolidated Plan per HUD requirements. Include housing resources program as part of update.

H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.

C. Incorporate residential uses in mixed-use areas

H-C1.1. As part of the Sandy Springs Development Code, establish zoning to encourage inclusion of residential uses as part of mixed-use redevelopment in applicable character areas. (Page 220)

The City adopted the new development code in August 2017, the code provides incentives such as height bonuses in exchange for affordable workforce housing units.

The City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations "a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there."

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

Please see discussion below.

Discussion:

For the period of the Consolidated Plan, the City will analyze and implement the housing priority actions and activities adopted in the 2017 Next Ten Comprehensive Plan discussed above, which include: creating a Task Force for recommendations on how to promote more affordable workforce housing, adopt a workforce housing ordinance, and continue to provide incentives for the development of affordable workforce housing in the Development Code.

The city adopted the Economic Development Incentive Policy for Business and Employment Growth in 2011 and updated it in July 2017 to include incentives for Affordable Workforce Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income.

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

Actions planned to address obstacles to meeting underserved needs

As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan public housing units are typically fully occupied. The primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency's 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

The HAFC plans to meet its 5-year goals by:

- (1) Leveraging affordable housing resources in the community through the creation of mixed - finance housing
- (2) Applying for additional Housing Choice Vouchers should they become available
- (3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

For 2020, the City does not plan to undertake any actions to address affordable housing needs.

Actions planned to foster and maintain affordable housing

As part of the implementation of the priority actions stated in the Next 10, the City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and

analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.”

The city will continue implementing the Economic Development Incentive Policy for Affordable Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income. Also, the City will implement the housing activities stated in the Next Ten Comprehensive Plan such as establishing zoning to encourage greater range of housing choices, adopt a workforce housing ordinance, provide resources and assistance to encourage the redevelopment of priority redevelopment areas.

Actions planned to reduce lead-based paint hazards

The 2010 Census indicates that approximately 30% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City. However, more detailed information would be required prior to developing a strategy for addressing lead-based paint. At the present time, the City is not planning to undertake any housing activities and will not disturb lead-based paint. The City will coordinate with the Fulton County Health Department to reduce lead-based paint hazards for children. In addition, the City's code enforcement department will be alert for lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. In 2012, the City adopted an Economic Development Plan with a city-wide focus and a City Center Master Plan to guide the redevelopment of the City's core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City and across all employment sectors. In addition to these plans, in 2010 the state of Georgia announced that Sandy Springs had been chosen for the Opportunity Zone Job Tax Credit Program which will help encourage new businesses to locate in the City - or existing businesses to expand. The program is administered by the Georgia Department of Community Affairs and offers the highest tax advantages for companies and is the most user-friendly job tax credit in the state. It allows businesses to apply a tax credit of \$3,500 per net new job created against the company's state income tax liability.

Actions planned to develop institutional structure

For the period of the 2018-22 Consolidated Plan, the City's strategy for addressing the special needs populations is to ensure continued review and evaluation of permit applications for compliance with ADA requirements.

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

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its

programs for low and moderate-income individuals. In addition to continuing its support of the CAC, the City's objectives for enhancing coordination will be as follows:

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

Discussion:

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(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 \$TBD
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities
- Total Program Income \$TBD

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

The City determined that it will use its CDBG allocation for the Roswell Road sidewalk project, with the possibility of diverting some or all of the funds for the COVID-19 response, as well as the CARES Act allocation for the 2020 program year for the COVID-19 response. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. The City proposes to fund activities that ameliorate the negative economic impacts of the virus on Sandy Springs residents and businesses, with an emphasis on assisting low income citizens. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: William H Martin Jr., AIA, Public Works Director

DATE: May 5, 2020 Submission for the May 7, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Approval to Apply for the 2020 Roadside Enhancement and Beautification Council (REBC) Grant

Recommendation:

Staff recommends that the Mayor and City Council approve the application for the 2020 Roadside Enhancement and Beautification Council (REBC) Grant through Georgia Department of Transportation (GDOT).

Background:

The REBC Grant Program provides funding for roadside enhancement and beautification projects along Georgia's roadsides. The funding for grants comes from contributory value fees paid by outdoor advertising companies to Georgia DOT for vegetation removal at outdoor advertising signs. The funds may be used only for landscape plant material and its installation for the furtherance of roadside enhancement and beautification projects along state routes in Georgia.

Due to Covid-19 the deadline for submissions is being extended to close of business May 15, 2020.

Discussion:

Staff has identified a project along the west side of Roswell Road, south from Morgan Falls Road to the north entrance of Classic Cadillac of Atlanta. The project consists of the installation of granite rock rubble walls, landscaping, and invasive vegetation eradication. Current estimate for landscaping that would be reimbursable through this grant is \$66,000.

Funds can be used for landscape plant material, sod, topsoil, mulch, and labor costs associated with these items.

Funds cannot be used for hardscape items, maintenance, design, administration, planting at private developments, business developments or individual businesses that solely benefit and brings attention only to those businesses or developments, annual plant material (seasonal color), median landscaping and trees planted within 500' of legal outdoor advertising signs.

Financial Impact:

The maximum grant award is \$50,000. Current estimate for landscaping that would be reimbursable through this grant is \$66,00. There are sufficient funds within Capital Project T-4000 to cover the remaining balance.

Alternatives:

The City may choose not to apply the for this REBC Grant.

Attachments:

1. Resolution - REBC Grant(2)
2. REBC Grant Proposal

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

**RESOLUTION TO APPROVE APPLICATION FOR THE ROADSIDE
ENHANCEMENT AND BEAUTIFICATION COUNCIL GRANT (REBC)
FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed the many roadside areas within the Department of Transportation rights of way that must be maintained and attractively landscaped; and

WHEREAS, the City Council of the City of Sandy Springs desires to beautify and improve various rights of way by landscaping with the City; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF SANDY SPRINGS, GEORGIA**

Have reviewed and approve the application for Roadside Enhancement and Beautification Council Grant (REBC) from the Georgia Department of Transportation (GDOT) and authorize the City Manager to apply for the Grant with Georgia Department of Transportation and enter into associated Mowing and Maintenance Agreements with GDOT as required for works accomplished through the grant.

RESOLVED this the 7th day of May 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)

2020 Roadside Enhancement and Beautification Council (REBC) Grants

5/4/20



SANDY SPRINGS™
GEORGIA

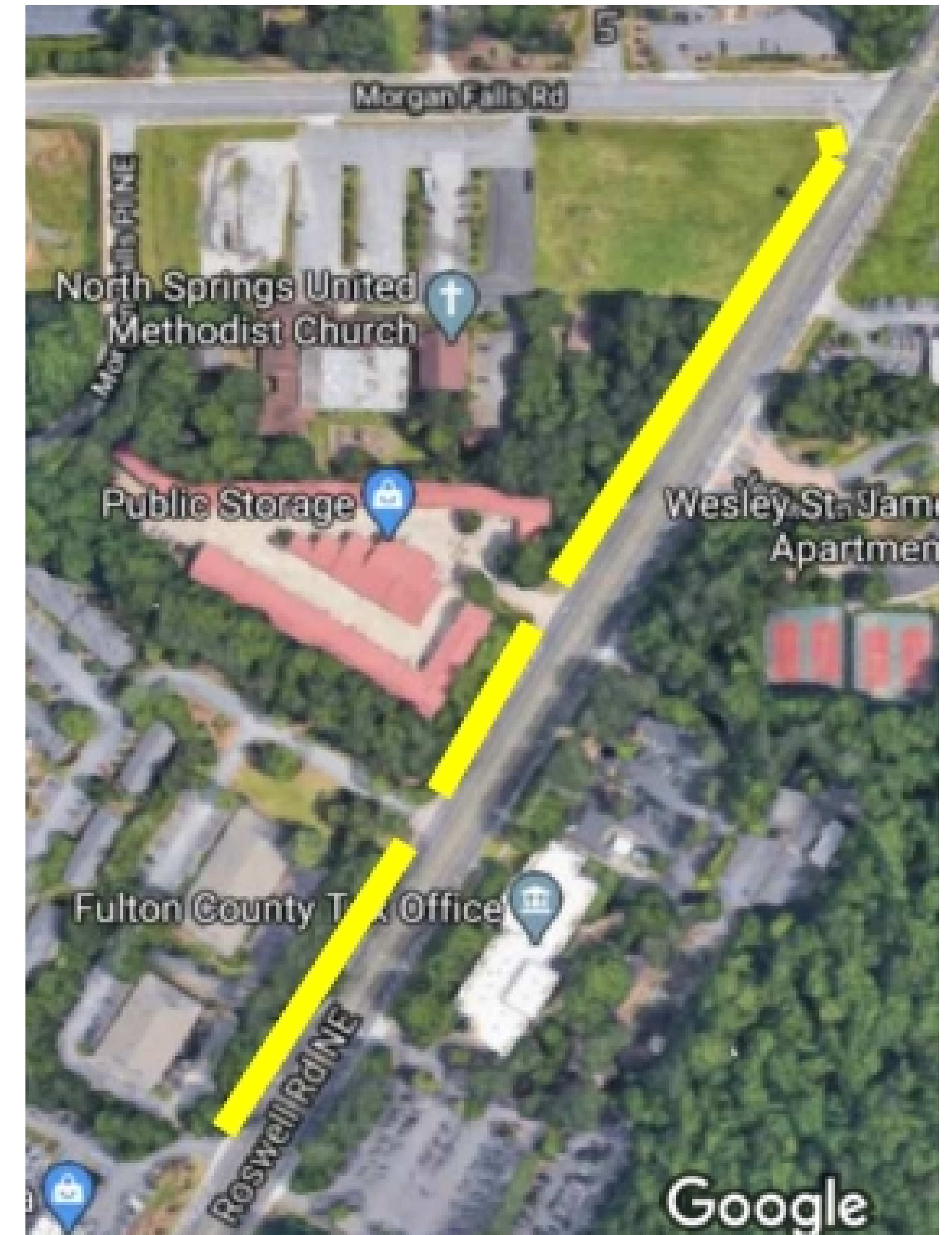
2020 Roadside Enhancement and Beautification Council (REBC) Grants

- The REBC Grant Program provides funding for roadside enhancement and beautification projects along Georgia's roadsides. The funding for grants comes from contributory value fees paid by outdoor advertising companies to Georgia DOT for vegetation removal at outdoor advertising signs. The funds may be used only for landscape plant material and its installation for the furtherance of roadside enhancement and beautification projects along state routes in Georgia.
- Due to Covid-19 the deadline for submissions is being extended to close of business May 15, 2020.
- The maximum grant award is \$50,000

Additional Information

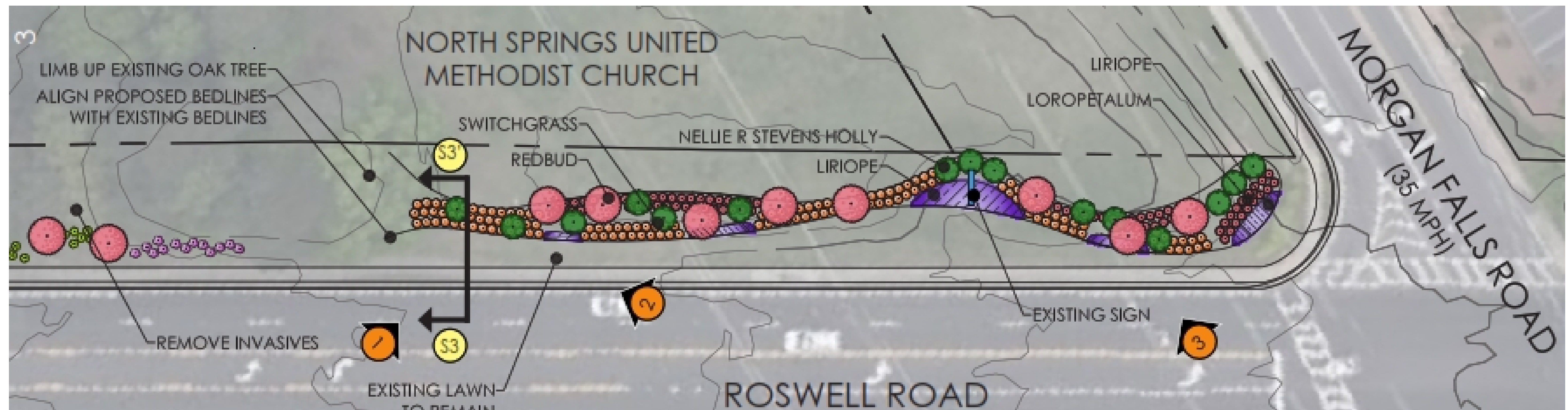
Project Identified Along Roswell Rd

- West side of Roswell Rd, South from Morgan Falls Rd to North entrance of Classic Cadillac of Atlanta
- Project consists of the installation of granite rock rubble walls, landscaping, and invasive vegetation eradication
- Current estimate for landscaping that would be reimbursable through this grant is \$66,000



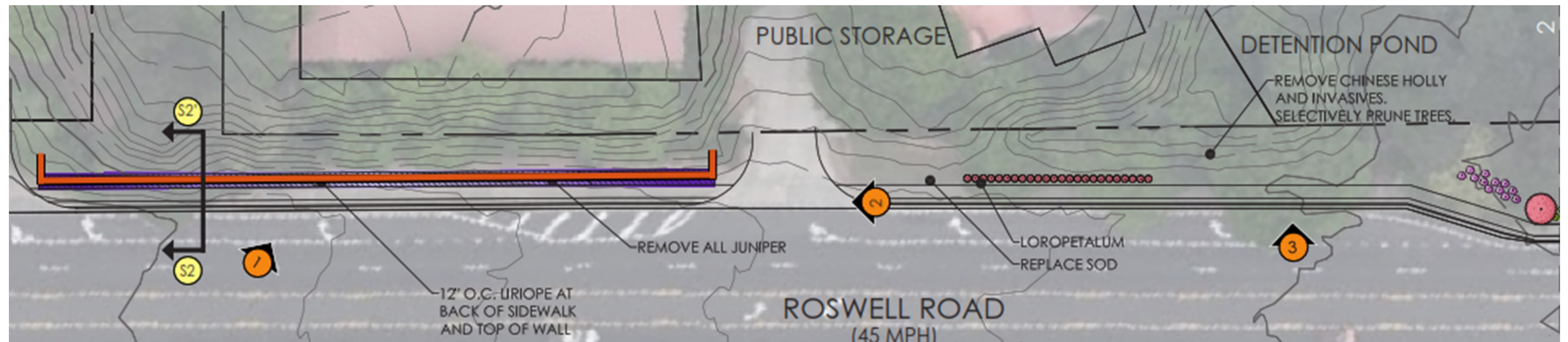
Initial Concept Plan (North End)

- Prune existing oak tree
- Remove existing landscaping at corner of Morgan Falls Rd
- Remove invasives
- Landscaping



Initial Concept Plan (Center Section)

- Wall installation
- Landscaping
- Removal of Chinese Holly and invasives
- Selective tree pruning
- Sod replacement



Initial Concept Plan (South End)

- Wall installation
- Landscaping
- Remove invasives from slope
- Selective trimming of existing trees
- Removal of junipers from existing wall landscaping

