

CITY OF ROSWELL,



GEORGIA



2018-2022 FIVE-YEAR CONSOLIDATED PLAN & 2018 ANNUAL ACTION PLAN

Prepared by:

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Executive Summary

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

1. Introduction

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

Con Plans must be prepared and submitted to HUD every three to five years. The City uses a five-year Con Plan cycle, and has a program year beginning October 1. This plan covers fiscal years 2017 – 2021.

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

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

The City's Con Plan for FY2018 – FY2022 provides data on trends and conditions related to Roswell's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the City will undertake to address these needs over the next five years. Annually, the City will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities. The City anticipates to receive \$410,061 in CDBG funds and \$42,573 in HOME funds.

The federal funding listed above is funding which is received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the City has historically received these funds and expect to continue to receive CDBG funds for the period covered by this Plan.

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

Overview

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2018-2022 period is summarized below:

- **Affordable Housing**
 - Expand affordable housing opportunities
- **Administration**
 - Planning and Administration for CDBG Program
- **Public Housing**
 - Housing/Services for Homeless/At-Risk
- **Public Services**
 - Services for the homeless and at-risk populations
- **Public Facility Improvements in Low-Mod Areas**
 - Infrastructure Improvements
 - Neighborhood Facility Improvements

3. Evaluation of past performance

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2016 and submitted to HUD.

The City's first priority for PY2016 was to enrich community services and facilities through the following CDBG activities:

- The Child Development Association received \$212,000 to make safety and accessibility repairs to the intersection leading into its parking lot at Grove Way and Bush Street.
- Families First received \$2,585 to enhance counseling services for low income Roswell residents from its satellite office at 89 Grove Way.
- North Fulton Community Charities received \$21,183 to replace its inoperable freight elevator to improve its ability to get donated supplies to its clients.
- Senior Services North Fulton received \$9,319 to increase ridership of its Transportation Options for Seniors (TOPS) Program which takes Seniors to and from medical appointments.
- The YMCA of Alpharetta received \$5,670 to increase scholarships to low income children to attend its afterschool program at Roswell elementary schools.

The City's second priority in 2016 was to increase and improve affordable housing through the following activities:

- HomeStretch received \$23,917 to make repairs to its affordable housing units on Millbrook Circle
- The Roswell Housing Authority received \$23,453 to make kitchen and bathroom renovations to affordable housing units at Myrtle Street Apartments
- Habitat for Humanity received \$16,989 to repair a recently acquired home to provide affordable housing to one Habitat family.

The City's third priority was to reduce homeless needs through the following activities:

- The Drake House received \$29,688 to replace HVACs and water heaters in its transitional housing units.

4. Summary of citizen participation process and consultation process

The following measures were taken to encourage citizen participation:

- Posted copies of the draft plans in Roswell City Hall. The location of the copies was noted in the final hearing legal advertisement.
- Posted draft plans electronically on the City website.
- Provided opportunity to comment on the plans at three formal meeting settings.
- Published all meetings in the local newspaper legal advertisement section.
- Solicited comments from interested social service agencies.
- Advertised final public hearing schedule in the local newspaper. The final public hearing will be held on October 5, 2017.
- Web-based surveys for the general public from August 10, 2017 to September 13, 2017 which generated 606 responses in total. Questions focused on housing and community development needs.
- A draft of the Consolidated Plan for the 2018-2022 and the Annual Plan for FY2018 was placed on public display for 30 days beginning September 18, 2017.
- The City held a public hearing on October 5, 2017 at 3:00 pm to obtain final comments on the proposed Consolidated Plan for FY 2018-2022, the proposed use of funds for program year 2018.

5. Summary of public comments

The following measures were taken to encourage citizen participation:

- Need more affordable/workforce housing
- Many residents are cost burden and spending more than 30% of income on housing costs
- Need multi-level mixed income housing
- City doesn't have any affordable housing
- City needs to determine if they really want affordable housing because all new development seems to be geared toward high income housing
- Need more public transportation routes and options.
- No transit east to west in Roswell through Marta

- Transportation is a #1 priority for the poverty task force
- Enrollment in public schools is decreasing because of the lack of affordable housing
- Nonprofits are witnessing a doubling or tripling up of residents in one household
- Low income housing is being destroyed and being replaced with moderate income housing
- Need more units for disabled adults
- There is no shelter in Roswell and nowhere for homeless persons to go
- Roswell needs "immediate housing" options (don't use the word shelter).
- The City should consider tiny homes as an options for affordable housing
- Need more housing for homeless vets
- There is an influx of foreign populations from Brazil and Venezuela
- Need immediate housing for homeless teens, young adults and LGBT populations
- There is a need for more senior housing
- Need affordable childcare

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

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

7. Summary

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

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ROSWELL	Grants Division
CDBG Administrator	ROSWELL	Grants Division

Table 1 – Responsible Agencies

Narrative

The City of Roswell is the lead agency for the development, administration, and review of the Five-Year Consolidated Plan and Annual Action Plan. Administrative support and oversight is provided by the City's Grants Division. The Consolidated Plan and Annual Action Plan provide a comprehensive strategy to address the City's housing and community development needs with CDBG funds. All CDBG-funded projects are reviewed and monitored by the City's Grants Division for compliance with applicable federal rules and regulations.

Consolidated Plan Public Contact Information

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

City of Roswell
Grants Division
38 Hill Street
Suite 115
Roswell, GA 30075
CDBG@roswellgov.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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

Consultation with the community and affected service providers is a fundamental component of the Consolidated Plan and Action Plan process. The City of Roswell conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, governmental agencies, and the Continuum of Care in preparing this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City welcomed and encouraged a high level of public communication and agency consultation in an effort to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to low and moderate income households and persons. These stakeholders were invited to participate in group interviews held for the purpose of developing the Con Plan. Based on the public meetings and stakeholder interviews, a set of priorities was established by the City for the next five years.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City is a part of the North Fulton Housing and Homeless Continuum of Care. The North Fulton Housing and Homeless Continuum's goal is to provide solutions to end homelessness in North Fulton County through education, resources, and advocacy. In consultation to develop this plan, the City consulted with the Continuum to gain access to all CoC data. The City was provided data from the Homeless Management Information System (HMIS), Point-in-Time Count (PIT), the Housing Inventory Count, and information from the Annual Homeless Assessment Report (AHAR). Through this collaboration, the City ensures that CoC goals and the City's Consolidated Plan priorities are integrated into the plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop

performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Roswell is not a recipient of ESG funds, but frequently coordinates with the North Fulton Homelessness and Housing Continuum of Care to assist in providing supportive housing and programs that equip working families to regain and sustain permanent housing.

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

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey in August 2017. Stakeholder Meetings were also held and included representatives from the following organizations:

Agency/Group/ Organization	Agency/Group/ Organization Type	Section of Plan Addressed by Consultation	How Consulted
Safe Solutions	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
City of Roswell	Other government - Local	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Zion Missionary Baptist Church	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Drake House	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
North Fulton Community Charities	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Family Promise	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Enable of Georgia	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Roswell Housing Tenant Council	Public Housing Council	Public Housing Special Needs	Public Meeting
MicroLife Institute	Home Builders	Homeless Needs; Non-Homeless Special Needs	Public Meeting

Child Development Association	Early Childhood Education	Education; Non-Homeless Special Needs	Public Meeting
Star House	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Housing Authority of City of Roswell	Housing Authority	Public & Affordable Housing Needs	Public Meeting
AT&T, Xfinity, Charter, and Viasat.	Private Agency	Broadband Providers	Survey
Atlanta-Fulton County Emergency Management Agency	Public Agency	Hazard Mitigation/Climate Control	Survey

Table 2 – Agencies, groups, organizations who participated

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	North Fulton Housing and Homeless Continuum of Care	The City utilizes the input from the valued nonprofits that comprise this Continuum.

Table 3 – Other local / regional / federal planning efforts

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

In accordance with 24 CFR 91.100(4), the City will notify adjacent units of local government of non-housing community development needs included in its Con Plan. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Con Plan and thereby maximize the benefits of the City’s housing and

community development activities for the residents being served. Stakeholder meetings included representatives of the Roswell Housing Authority.

Data was collected from the following organization:

- US Department of Housing and Urban Development (HUD)

Narrative (optional):

Combined, these agencies provide housing and supportive services to the community's special needs populations, including persons with disabilities, homeless families and individuals, chronic homeless persons, persons with HIV/AIDS, and the elderly. In addition to many of the agencies listed above many of the groups and agencies that were consulted provided information during the development of the plan.

PR-15 Citizen Participation

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

The following measures were taken to encourage citizen participation:

- Posted copies of the draft plans in City Hall. The location of the copies was noted in the final hearing legal advertisement.
- Posted draft plans electronically on the City website.
- Provided opportunity to comment on the plans at three formal meeting settings.
- Published all meetings in the local newspaper legal advertisement section.
- Solicited comments from interested social service agencies.
- Advertised final public hearing schedule in the local newspaper. The final public hearing will be held on October 5, 2017.
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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	There were 2 public meetings held with a total of 20 attendees	Need more affordable/ workforce housing Need multi-level mixed income housing Need more public transportation routes and options.	All comments were accepted	n/a
2	Newspaper Ad	Non-targeted/ broad community	The public was notified of the public meetings via a newspaper ad	The City did not receive any comments based solely on the newspaper ad.	All comments were accepted	n/a
3	Survey	Non-targeted/ broad community	The survey received 606 responses	The survey was used to capture comments. The survey analysis is attached.	All comments were accepted	https://www.surveymonkey.com/r/RoswellConPlan EnEspañol: https://www.surveymonkey.com/r/EspanolRoswellConPlan

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

The City of Roswell faces complex housing needs. To better understand community needs, the City examines needs based on household income level as well as other descriptive categories. Income levels can be defined by the HUD Area Median Family Income (HAMFI). Using recent Comprehensive Housing Affordability Strategy (CHAS) data from 2008 to 2012 provided by HUD the following was found:

- 6.85% of all households (34,229) are extremely low-income (0-30% HAMFI)
- 27.90% of all households (9,550) have incomes ranging from zero to 80% HAMFI
- Approximately 12.78% households are severely cost burdened: 2,105 (6.15%) renter households pay over 50% of their income for rent and 2,270 (6.63%) homeowners pay half or more of their income for housing costs

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

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

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	79,354	90,959	15%
Households	31,307	34,229	9%
Median Income	\$71,726.00	\$79,579.00	11%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,345	2,595	4,610	2,630	22,045
Small Family Households	615	915	1,720	985	12,000
Large Family Households	235	305	300	245	1,645
Household contains at least one person 62-74 years of age	255	300	870	450	4,420
;Household contains at least one person age 75 or older	260	410	510	345	1,285
Households with one or more children 6 years old or younger	390	630	740	450	2,830

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	10	40	20	70	0	55	20	0	75
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	75	0	35	140	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	90	125	75	395	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	990	865	225	25	2,105	665	385	785	435	2,270
Housing cost burden greater than 30% of income (and none of the above problems)	50	645	1,660	305	2,660	15	150	405	450	1,020
Zero/negative Income (and none of the above problems)	155	0	0	0	155	280	0	0	0	280

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,125	1,040	390	150	2,705	665	445	805	435	2,350
Having none of four housing problems	105	760	2,400	920	4,185	15	355	1,010	1,130	2,510
Household has negative income, but none of the other housing problems	155	0	0	0	155	280	0	0	0	280

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	375	700	815	1,890	205	120	495	820
Large Related	210	170	50	430	25	70	145	240
Elderly	150	175	320	645	195	270	345	810
Other	440	595	755	1,790	255	135	200	590
Total need by income	1,175	1,640	1,940	4,755	680	595	1,185	2,460

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	350	230	60	640	205	120	350	675
Large Related	140	45	0	185	25	55	80	160
Elderly	125	150	165	440	180	150	190	520
Other	440	465	40	945	255	115	165	535
Total need by income	1,055	890	265	2,210	665	440	785	1,890

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	105	140	125	65	435	0	0	0	0	0
Multiple, unrelated family households	30	25	0	45	100	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	135	165	125	110	535	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

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

The number of householders living alone in Roswell is 6,382, which accounts for nearly one third (27.1%) of all households (2011-2015 ACS). Using the statistics of the total population of Roswell, it is estimated that approximately 16% of single person households are low- and moderate-income and therefore, may be in need of housing assistance. There is no available Census data describing the number of single person households in need of housing assistance.

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

In 2015, an estimated 6,502 residents had sensory, physical, mental, work, mobility, and/or self-care limitations, representing approximately 7% of the City's civilian, non-institutionalized population (2011-2015 ACS). Of these, 635 were under 18 years of age. It is estimated that Roswell has about 6,000 low- and moderate-income families with children with disabilities who are in need of housing assistance. The needs of families with an individual with a disability vary greatly depending on the disability and severity of the disability. Of course not all persons with disabilities are in need of housing assistance, and those in need of housing assistance have different needs ranging from minor modifications for better physical mobility in a home to social services tied with housing.

What are the most common housing problems?

The most common housing problem within the City is cost burden, with 7.9% of all households (5.2% of renters and 2.7% of owners) paying more than 30% of their income towards housing costs. In summary, 7,215 households – including just over 5 percent of all renters – are cost burdened and 4,100 are severely cost burdened. This housing problem is experienced by all income levels, but is more common among renters.

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

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

CHAS data on severe housing problems indicated 5,525 renter households and 3,645 owner households had one or more problems are related to cost burden. Small related renters and elderly homeowners were most affected cost burdens housing problems. This trend holds true with housing cost burden as more than half of all housing.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at

imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

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

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

Roswell does not currently estimate the at-risk population within the jurisdiction. Local agencies along with Continuum of Care is working on this issue. To determine eligibility for services, the City adheres to the HUD definition of "At-Risk".

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

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

Discussion

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

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

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

Introduction

HUD defines a disproportionately greater number of housing problems by a racial or ethnic group as when a group experiences housing problems at a rate more than 10% greater than the income group as a whole. The data summarizes the percentage of each minority group experiencing any of the four housing problems: cost burden (paying more than 30% of income for housing); overcrowding (more than one person per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing). Income classifications are defined as: extremely low-income (under 30% of HAMFI); low-income (between 30 and 50%); moderate-income (between 50 and 80%); and middle-income (between 80 and 100%).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,740	100	400
White	940	100	295
Black / African American	345	0	55
Asian	15	0	0
American Indian, Alaska Native	0	0	40
Pacific Islander	0	0	0
Hispanic	440	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,185	245	0
White	1,005	185	0
Black / African American	295	0	0
Asian	110	0	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	740	65	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,160	1,255	0
White	1,785	915	0
Black / African American	700	170	0
Asian	135	15	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	515	120	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,330	1,470	0
White	960	980	0
Black / African American	155	225	0
Asian	40	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	255	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

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

Discussion

The disparate impact analysis for housing problems determined that White populations had percentages at least 10% higher than the jurisdiction as a whole. Households at every income level had a high frequency of housing problems across all racial and ethnic groups. Low-income Whites, and African Americans in every income category experienced disproportionately greater need in terms of housing problems.

The housing assessment determined that cost burdens at 30% and 50% (of housing costs) were the overwhelming problem among the four housing problems. At 0-30% AMI, 50% cost burdens were the most significant problem but among renters. Cost burdens are the most pressing housing problems especially at the lower income levels for renters and owners.

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

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

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,645	195	400
White	870	170	295
Black / African American	335	15	55
Asian	15	0	0
American Indian, Alaska Native	0	0	40
Pacific Islander	0	0	0
Hispanic	430	15	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	875	0
White	820	365	0
Black / African American	210	85	0
Asian	15	95	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	465	330	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,150	3,265	0
White	770	1,925	0
Black / African American	135	740	0
Asian	50	100	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	195	450	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	540	2,260	0
White	350	1,590	0
Black / African American	15	370	0
Asian	40	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	275	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

Discussion

The disparate impact analysis for housing problems determined that White populations had percentages at least 10% higher than the jurisdiction as a whole. Extremely low-income households had the highest frequency of housing problems across all racial and ethnic groups. Low-income Whites in the 30% to 50% AMI category experienced disproportionately greater need in terms of housing problems.

The housing assessment determined that cost burdens at 30% and 50% (of housing costs) were the overwhelming problem among the four housing problems. At 0-30% AMI, 50% cost burdens were the most significant problem but among renters. Cost burdens are the most pressing housing problems especially at the lower income levels for renters and owners.

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

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

Introduction:

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

While White renters and homeowners report the greatest number of housing problems, by virtue of their larger numbers in the total population. American Indian/Alaska Natives renters and homeowners are disproportionately represented among those with problems, including those with serious housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,485	6,025	4,935	400
White	18,165	3,545	3,305	295
Black / African American	1,690	1,130	715	55
Asian	890	385	110	0
American Indian, Alaska Native	35	0	35	40
Pacific Islander	0	0	0	0
Hispanic	1,585	905	755	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Data 2008-2012 CHAS
Source:

Discussion

According to the 2017 National Low Income Coalition, people earning the state minimum wage which is higher than the federal minimum wage have to work 79 hours per week to afford the median rent in their community of residence. Housing cost as a high percentage of income is prevalent throughout Roswell. People Cost burden, housing affordability, and the need for higher household income levels affect many. This need is greatest among White, African American and Hispanic households.

The number of housing problems among renter households is almost evenly split between those with a moderate cost burden and those with a severe cost burden. Though White and African American households report the greatest number of problems. The percentage of African-American households reporting severe cost burden is well in excess of that group's percentage of the population, and the percentage of households identifying as Hispanic is slightly above its percentage.

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

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

The disproportionately greater need analysis is not necessarily reflective of the number of households in need. Rather, the analysis determined whether any particular racial or ethnic group has a need which is disproportionately greater than all the households in that particular income group. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10% higher than the percentage of households in the category as a whole.

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

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and in areas of opportunity (e.g. in proximity to public transit), additional supportive services, and housing for the mentally ill.

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

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were compared with areas of minority concentration. Areas of minority concentration are block groups where populations of minority racial or ethnic groups are at least 10% greater than for the city as a whole. LMI areas with minority concentrations indicate where these disproportionately greater needs are located.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of Roswell owns and operates 95 units of public housing including 52 for the elderly and persons with disabilities, and 43 units of family housing. Additionally, the housing authority also owns a 29 unit apartment complex that is not subsidized but has structured below market rates for workforce housing. The housing authority does not administer any housing choice vouchers.

The purpose of the public housing authority is to ensure safe, decent, affordable housing and to create opportunities for resident’s to achieve self-sufficiency and economic independence. This housing authority was established in 1950 to help meet the needs of low and moderate-income residents of the City of Roswell.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	93	0	0	0	0	0	0

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,851	0	0	0	0	0
Average length of stay	0	0	6	0	0	0	0	0
Average Household size	0	0	1	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	36	0	0	0	0	0
# of Disabled Families	0	0	24	0	0	0	0	0
# of Families requesting accessibility features	0	0	93	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	48	0	0	0	0	0	0
Black/African American	0	0	44	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	0	0	0	0	0	0
Not Hispanic	0	0	88	0	0	0	0	0	0

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

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The Housing Authority of the City of Roswell has 52 public housing units for the Elderly Program Participants who are over the age of 62 years. The Authority offers accessible units for the disabled; however, it is one of the smallest populations served in the city compared to the number of families requesting accessibility features and the elderly program participants.

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

Public housing residents have extremely low incomes. As a result, public housing residents need help increasing their incomes through job training, financial literacy, credit score improvement, and financial assistance to afford the region’s housing costs and move toward self-sufficiency. According to the needs assessment workshop, these residents also expressed a need for more affordable childcare and more affordable housing options.

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

The high cost of housing poses a challenge for many of the City’s residents, but the needs are generally more acute among public housing residents, as evidenced by the fact that the average annual income is \$11,851 and the average annualized housing cost totals \$11,066.50. Compared to the general population, public housing residents have an increased needs. While they only pay 30 percent of their income on housing costs, their incomes are too low to sustain themselves should the assistance cease.

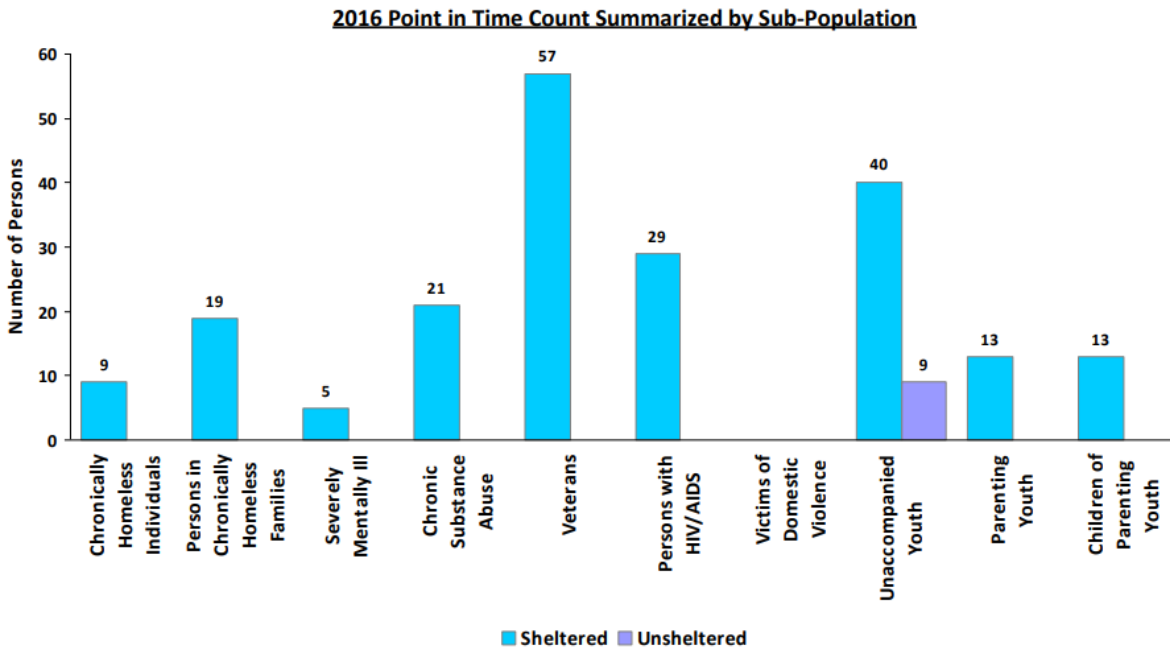
NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In 2016, Fulton County conducted a Point-In-Time Survey count of the region’s homeless population excluding the City of Atlanta proper. The count identified 215 homeless persons in total, 9 of whom were unsheltered. The following characteristics were found in the homeless population:

- Veterans represented the largest number of homeless persons in the County with 57 individuals or about 25 percent of the homeless population
- Adults with a serious mental illness in the County was 5 or less than 1% of the homeless population
- Adults with a substance abuse disorder was 21 or about 9% of the homeless population
- Chronic homeless count was 28 individuals or, 13% of the homeless population.

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



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

As noted in the PIT, A total of 19 individuals in families were identified as being chronically homeless; 57 were veterans and 114 were individuals in families with children under 18, 66 were between the ages of 18 and 24, and 301 were over age 24. No households with only children were unsheltered.

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

The point in time count did not clearly show the race and ethnic group of its respondents.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The length of homelessness was measured by surveying 483 individuals in the Point-in-Time survey. Twenty-eight individuals indicated they had been homeless for more than one year. There were 139 individuals that were in shelters or receiving motel voucher assistance. There were 228 individuals receiving transitional housing.

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

Introduction:

Non-homeless special needs characteristics describe the various subpopulations of the City who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to: maintaining independence, communication, transportation, supervision, and medical care. The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal dollars.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on limited budgets. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. The Department of Aging and Adult Services provides seniors with several programs to prevent the institutionalization of seniors including visiting nurses, home delivered meals, and emergency response programs.

Persons with Developmental Disabilities

Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely. There is clearly a need for more services to help developmentally disabled persons stay with their families as well as additional housing and residential facilities; other needed services include vocational services, social and community involvement, and transportation.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

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

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

Persons living with HIV/AIDS

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

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

Describe the jurisdiction's need for Public Facilities:

Roswell is committed to pursuing the objective to provide a suitable living environment. This community is a highly developed suburban area that experiencing major growth and revitalization of existing areas. Through community forums and the needs assessment survey, the following priority needs were identified as public facility needs:

- Community Parks/Recreation Centers/Cultural Centers
- Youth Centers and Senior Centers

For this 5-year plan period, it is anticipated that both types of facility work will be needed by the city to help boost its economy. Needs to be addressed include: senior centers, homeless facilities, youth centers, child care facilities, neighborhood centers, parks/recreation, parking improvements, historic preservation (non-residential) and other public facilities.

How were these needs determined?

Public facility needs were identified in through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the City and other agencies that serve the City. Needs are also based on ongoing revitalizations initiatives that are undertaken by the City.

Describe the jurisdiction's need for Public Improvements:

Public improvements are essential to the quality of life in the City of Roswell. Adequate sewer, safe water and excellent public safety services are basic to the function of every home and business in Roswell. In the past, the city built community facilities which enhanced the quality of life and also spurred new economic development opportunities. The City's Historic district is a major source of revenue for businesses in the Historic Roswell entertainment district. City leaders and residents desire to continue to promote access to the historic district and to protect and enhance the natural environment for the benefit of residents of the City of Roswell.

Public Facility Improvements

- Water/Sewer Improvements
- Flood Drainage Improvements
- Street Improvements
- Sidewalks
- Streets, Sidewalks and Wheelchair Curb Cuts

- Code Enforcement
- Storm Drain Improvements
- Road Signage
- Demolition and Clearance of Abandoned Structures
- Street Lighting

How were these needs determined?

Public Improvement needs were identified in part, through a series of public meetings and hearings, input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the City and other agencies that serve the City. Needs are also based on ongoing revitalizations initiatives that are undertaken by the City.

Describe the jurisdiction’s need for Public Services:

Public Services have been identified as a need for low- and moderate- income households, including those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills. The following public service activities have been identified as a need in the City.

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

How were these needs determined?

Public Service needs were identified through a series of public meetings and hearings, input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Other resources consulted were prior plans and progress reports from the City and other agencies that serve the City. Needs are also based on ongoing revitalizations initiatives that are undertaken by the City.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market analysis contained in this report was developed by using primarily using data from the American Community Survey, CHAS, the Housing Authority of the City of Roswell, and other sources noted in the tables. The following information is based on the Census' American Community Survey 2008-2012. Numbers shown represent the City of Roswell. The total number of housing structures shown in the "All Residential Properties by Number of Units" table includes mobile homes and recreational vehicles, some of which may not be considered housing units by HUD. Of the estimated 36,853 housing units in the City, the majority 26,139 or 71% are single unit and detached structures. The remainder is divided into single unit attached structures and multiple unit apartment buildings.

Data provided by the 2008-2012 ACS, as shown in following tables reveals 71% of the City's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2- 4 unit structures to structures with 20 or more units. According to the 2012 ACS, the City's housing stock contained 36,853 (71%) single family units; 1,179 (3%) with 2- 4 units; 6,670 (18%) with 5-19 units; and 2,809 (8%) of the housing stock with 20 or more units. The City also had 56 (less than 1%) mobile home structures in its inventory.

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

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in the City of Roswell. These tables use 2008-2012 ACS data from HUD's eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

The housing stock in Roswell is principally single-family and owner-occupied (63.5%). The majority of multi-family units are located in medium (5 to 19 units) or large (20 or more units) buildings.

Of the 23,438 owner-occupied units in the City, 90% consist of three or more bedrooms. While renter-occupied units only consist of 23% of three or more bedrooms. One and two-bedroom units are the smallest category of owner-occupied housing, but the majority of renter households live in these types of units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,502	61%
1-unit, attached structure	3,637	10%
2-4 units	1,179	3%
5-19 units	6,670	18%
20 or more units	2,809	8%
Mobile Home, boat, RV, van, etc	56	0%
Total	36,853	100%

Table 25 – Residential Properties by Unit Number

Data 2008-2012 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	16	0%	64	1%
1 bedroom	143	1%	2,419	22%
2 bedrooms	2,112	9%	5,835	54%
3 or more bedrooms	21,167	90%	2,473	23%
Total	23,438	100%	10,791	100%

Table 26 – Unit Size by Tenure

Data 2008-2012 ACS
Source:

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

As of 2016, there were 6 subsidized units available. According to HUD’s 2016 Picture of Subsidized Households, the City had a total of 25 low income persons served through its public housing units or Housing Choice Voucher programs. The Roswell Housing Authority owns and operates 95 units of public housing located on Oak, Myrtle and Grove St. locations within the city limits of Roswell, GA. The 95 units include 52 for the elderly and persons with disabilities, and 43 of family housing ranging from one to four bedrooms.

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

According to the National Low Income Housing Coalition’s National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 646 units in the City at-risk for conversion to market-rate units. In the absence of intervention to preserve the affordability of these units, this would occur when the rental assistance or affordability period expires within the next five years.

Property Address	City	State	Zip	County	CD	Subsidy End Date	Total Units	Active Subsidies
1200 Old Ellis Rd	Roswell	GA	30076-3850	Fulton	6	5/1/2022	15	1
265 Roswell Commons Cir	Roswell	GA	30076	Fulton	0	11/3/2021	1	1
113 Millbrook Cir	Roswell	GA	30075	Fulton	0	10/18/2020	2	1
101 Grove Way	Roswell	GA	30075	Fulton	6		103	1
101 Millbrook Cir	Roswell	GA	30075	Fulton	0	10/18/2020	2	1
195 Opal Dr	Roswell	GA	30075	Fulton	0	5/5/2026	3	1
805 E Hembree Xing	Roswell	GA	30076-1106	Fulton	6	4/22/2031	6	2
109 Millbrook Cir	Roswell	GA	30075	Fulton	0	12/22/2020	2	1
1000 Holcomb Bridge Rd	Roswell	GA	30076-1956	Fulton	6		508	1
107 Millbrook Cir	Roswell	GA	30075	Fulton	0	10/6/2020	2	1
160 Millbrook Cir	Roswell	GA	30075	Fulton	0	3/6/2028	2	1
Totals							646	12

National Housing Preservation Database

Because significant government funding has been invested in these properties, the City in collaboration with the Housing Authority of the City of Roswell will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the City of Roswell can take to preserve these units.

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

Census data was used to assess the ability of the City’s current housing stock to meet the needs of its population. As a result it was apparent that the City’s existing housing stock does not fully meet the needs of the existing population with 24.7% of homeowners with a

mortgage and 49.8% of renters expending more than 30% of their income on monthly housing costs. The CHAS data analyzed in the Needs Assessment, reflects more renters as a whole than owners experience one or more housing problems. However, cost-burden is a problem for both owners and renters, in which affordability is a major barrier for most residents in the City renters and homeowners

Describe the need for specific types of housing:

The City of Roswell needs more 2-4 unit types which can provide opportunities for affordable and home ownership, and more small-scale multi-family housing for low and moderate income households and individuals. The shortage of affordable rental housing units places a financial hardship on extremely low income households. Residents with disabilities also need affordable, accessible housing to lead integrated lives.

To adequately serve households with special needs, such as persons with disabilities and victims of domestic violence, households with children that are at-risk of homelessness and formerly homeless households, different types of housing may be needed than what exists throughout the City of Roswell.

Discussion

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

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

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in the City of Roswell. These tables use 2008-2012 ACS data from HUD's eCon software. The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 180 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent less than 1% of the rental housing inventory in the City. This limited supply of affordable units can not to accommodate the number households earning less than 30% of HAMFI.

There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section. The table reflecting the amount of rent paid by residents of the City demonstrates that 70.4% of rental units rent for between \$500 and \$999 per month, while 6.3% rental units rent for less than \$500 per month. The Housing Affordability table also shows that there were 180 renter units available to households earning below 30% of the City's HUD Area Median Family Income (HAMFI).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	204,700	290,100	42%
Median Contract Rent	780	817	5%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	679	6.3%
\$500-999	7,595	70.4%
\$1,000-1,499	1,596	14.8%
\$1,500-1,999	291	2.7%
\$2,000 or more	630	5.8%
Total	10,791	100.0%

Table 28 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	180	No Data
50% HAMFI	895	185
80% HAMFI	6,300	1,205
100% HAMFI	No Data	3,070
Total	7,375	4,460

Table 29 – Housing Affordability

Data 2008-2012 CHAS
Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$818	\$858	\$990	\$1,299	\$1,599
High HOME Rent	\$818	\$858	\$990	\$1,260	\$1,386
Low HOME Rent	\$610	\$653	\$785	\$906	\$1,011

Table 30 – Monthly Rent

Data HUD FMR and HOME Rents
Source:

Is there sufficient housing for households at all income levels?

A significant lack of affordable housing exists particularly for households that are at the low or very-low income levels. Based on 2015 ACS data there are an estimated 4,104 very-low income households in that earn less than \$24,999 annually, but only 180 affordable rental units at 30% AMI, and 185 affordable owner-occupied units at 50% AMI. There are 3,045 households at the low income level, but only 895 rental units that were affordable.

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

According to the table above, between 2000 and 2012 the median home value and median contract rent in Roswell increased by 42% and 5%, respectively, after adjusting for inflation. Over the same time period, the median household income has only increased in terms of real dollars by 3.51% for households. This means that housing has become less affordable overall during the past ten years. If these trends continue, then housing affordability will become an even higher barrier for most City residents.

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

Using data from Table 36 provided by HUD, Fair Market rents are comparable to HOME rents when considering efficiency, one or two bedroom apartments. FMR is \$818 for an efficiency and \$858 for a one-bedroom in this community; Low HOME rents for 1-bedroom is \$208 less than the low measure and equal to the high measure. This apartment size likely reflects the needs of the elderly, mentally and physically disabled or LMI single workers in the region that are supported by area services.

That same data from Table 36 also shows a slightly larger gap between HOME rents and FMR when considering larger apartments, especially 3-4 bedrooms. The comparison of Fair Market Rent to the Low HOME rent reflects a \$39 gap between the higher (\$1,260) FMR and a \$393 between the lower (\$906) HOME rent. Combined with a median contract rent of under \$500, large families or families with children who must rent face both limited housing choices in this market and a higher cost.

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

Introduction

The age and condition of a jurisdiction's housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the city's housing stock. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability.

The following tables reflect the year housing units were built for both owner-occupied and renter-occupied. An assessment of the age of residential structures is helpful in evaluating physical condition. According to American Community Survey data, over 28% of all housing units are over 60 years old. As the community's housing units continue to age, increased investment for maintenance, repairs, rehabilitation and replacement will be needed to maintain the quality of living conditions and prevent deterioration of neighborhoods.

As listed in Table 37, 76% of owner-occupied units and 47% renter-occupied units had no selected conditions (housing problems as defined by HUD). However, 24% of owner-occupied households and 50% of renter-occupied households were found to have one selected Condition.

Definitions

The Condition of Units are categorized under four separate housing problems, such as:

- housing unit lacks complete kitchen facilities
- housing unit lacks complete plumbing facilities
- a household is overcrowded;
- a household is cost burdened.

A household that has any one or more of these four problems are labeled as a household with housing problems.

When households spend too much of their incomes on housing, they are considered to be cost burdened or severely cost burdened. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (overcrowding). The

U.S. Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,509	24%	5,382	50%
With two selected Conditions	0	0%	353	3%
With three selected Conditions	87	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,842	76%	5,056	47%
Total	23,438	100%	10,791	100%

Table 31 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,124	13%	1,136	11%
1980-1999	13,948	60%	6,752	63%
1950-1979	5,995	26%	2,759	26%
Before 1950	371	2%	144	1%
Total	23,438	101%	10,791	101%

Table 32 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,366	27%	2,903	27%
Housing Units build before 1980 with children present	4,005	17%	2,490	23%

Table 33 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,201	0	2,201
Abandoned Vacant Units	0	0	0
REO Properties	0	99	99
Abandoned REO Properties	0	0	0

Table 34 - Vacant Units

The table below reflects the estimated number of vacant units by category. Overall, an estimated 5.9% (2,201) of the City's housing stock (36,898) is estimated to be vacant.

City of Roswell, GA Vacant Housing Units		
For rent	968	43.98%
Rented, not occupied	183	8.34%
For sale only	419	19.04%
Sold, not occupied	27	1.20%
For seasonal, recreational, or occasional use	128	5.81%
For migrant workers	0	0.00%
Other vacant	476	21.63%
Total:	2,201	100%

Source: 2011-2015 American Community Survey 5-Year Estimates

Need for Owner and Rental Rehabilitation

The age of the housing stock in the City will continue to have a significant impact on general housing conditions in the area. The 2015 ACS data shows that 26.2% of the City's housing stock was built prior to 1970. Owner and renter households, especially those located in low income target neighborhoods will be in need of rehabilitation assistance to maintain their homes. As housing ages, maintenance costs rise, which can present significant costs for low- and moderate- income homeowners. This also poses a threat to low- and moderate- income tenants who are not able to maintain close communications with their landlords or property managers who may be out of state when repairs are needed.

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

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing

units with lead-based paint hazards is difficult. HUD regulations regarding lead-based paint apply to all federally assisted housing. Low-income households that earn between 30-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. . According to the 2015 ACS data, the City of Roswell has 1,324 (26.2%) of housing units built before 1978 that may be at risk for lead exposure.

Broadband and Resiliency Requirements

On January 17, 2017, HUD published the Broadband and Resiliency requirements for all Consolidated Plans submitted after January 1, 2018. This rule amends HUD's Consolidated Plan regulations to require that local jurisdictions, such as the City of Roswell, to consider two additional concepts in consolidated planning efforts. The first concept is how to address the need for broadband access for low and moderate-income residents in the communities they serve. The second concept added to the Consolidated Plan process requires local jurisdictions to consider incorporating resilience to natural hazard risks into development of the plan. Jurisdictions should also take care to anticipate how risks will increase due to climate change to begin addressing impacts of climate change on low- and moderate-income residents.

Specifically, the rule requires that States and localities that submit a Consolidated Plan describe the broadband access in housing occupied by low- and moderate-income households. If low income residents in the communities do not have such access, States and jurisdictions must consider providing broadband access to these residents in their decisions on how to invest HUD funds.

HUD defines the term of "broadband" as high-speed, always-on connection to the Internet or also referred to as high-speed broadband or high-speed Internet.

To comply with HUD's broadband and resiliency requirements, the City has incorporated actions into the consolidated plan process by:

- Including a description of broadband needs and vulnerability to natural hazard risks in the housing market analysis.
- For broadband: contacted public and private organizations, including broadband internet service providers, and organizations engaged in narrowing the digital divide.
- For resilience: contacted agencies whose primary responsibilities include the management of flood prone areas, public land, or water resources, and emergency management agencies.

Narrowing the Digital Divide

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

As part of the 2008 Broadband Data Improvement Act, the U.S. Census Bureau began asking about computer and Internet use in the 2013 American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the nationwide development of broadband networks and to allocate resources intended to increase access to broadband technologies, particularly among groups with traditionally low levels of access.

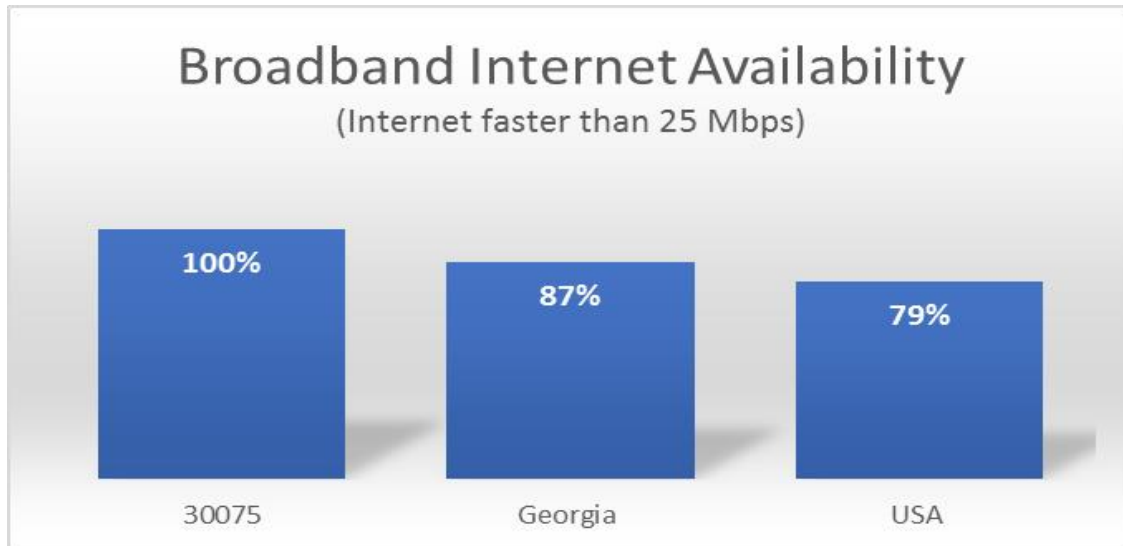
Historical ACS estimates for the City of Roswell reflects the households access to broadband internet subscriptions has steadily increased by 5% between 2014 and 2016 to achieve a total overall broadband internet subscription rate of nearly 95% of all residents in Roswell.

Computer and Internet Use in the City of Roswell

	2014		2015		2016	
	Estimate	%	Estimate	%	Estimate	%
Total:	34,288	100%	34,758	100%	32,537	100%
Has a computer:	31,829	92.83%	33,704	96.97%	31,742	97.56%
With dial-up Internet subscription alone	72	0.21%	88	0.25%	0	0.00%
With a broadband Internet subscription	29,284	85.41%	31,318	90.10%	30,871	94.88%
Without an Internet subscription	2,473	7.21%	2,298	6.61%	871	2.68%
No computer	2,459	7.17%	1,054	3.03%	795	2.44%

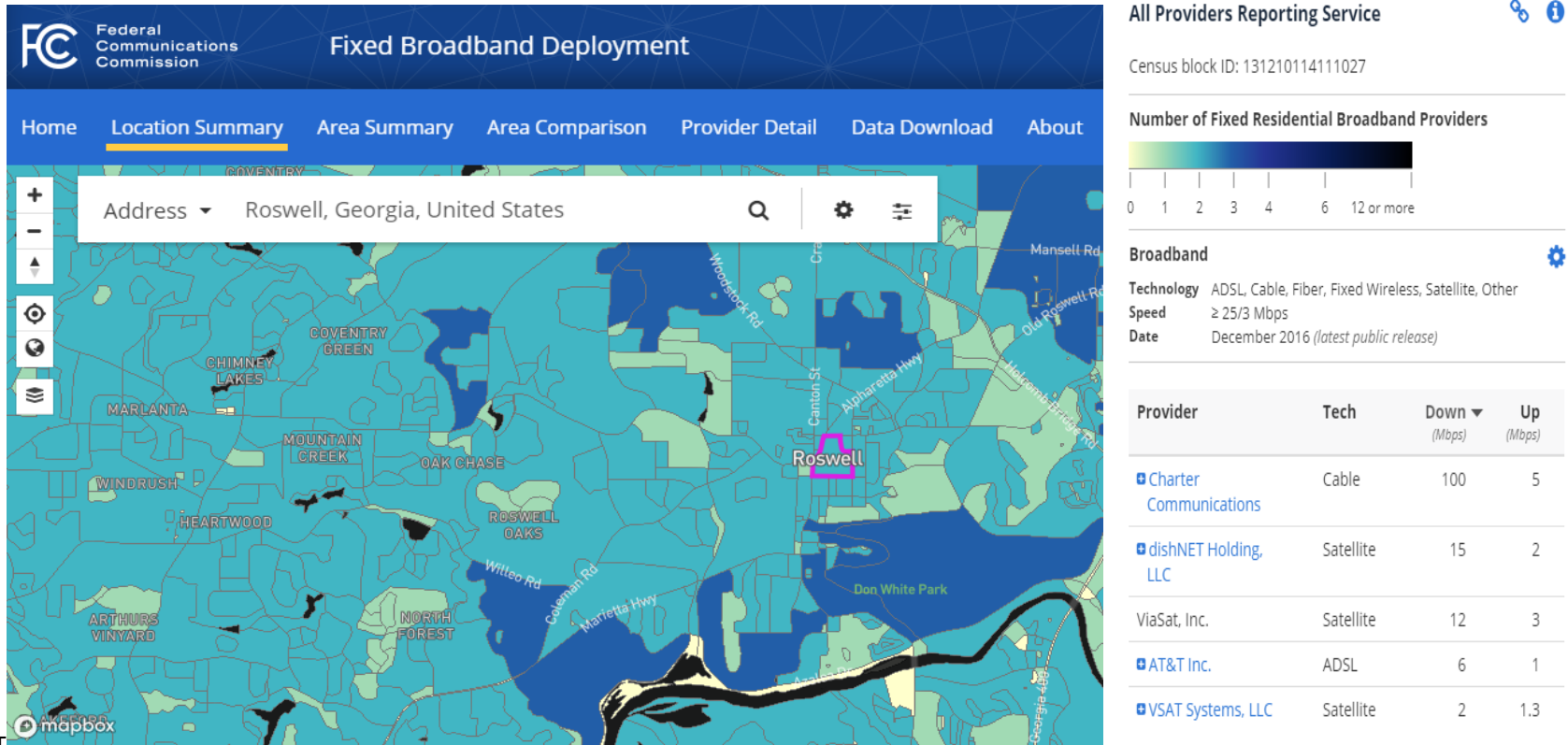
Source: American Community Survey Reports, U.S. Census Bureau,

While historical ACS estimates reflect that more than 94 percent of the population has a broadband subscription, research data from High Speed Internet indicates that the City has 100 percent broadband internet availability with 100 percent coverage for cable and 99 percent coverage for Digital subscriber line (DSL). The City's broadband access is more than 13 percent higher than the State and 21 percent higher than the total US. The City's roadband access is mainly served by four wired providers, AT&T, Xfinity, Charter, and Viasat.

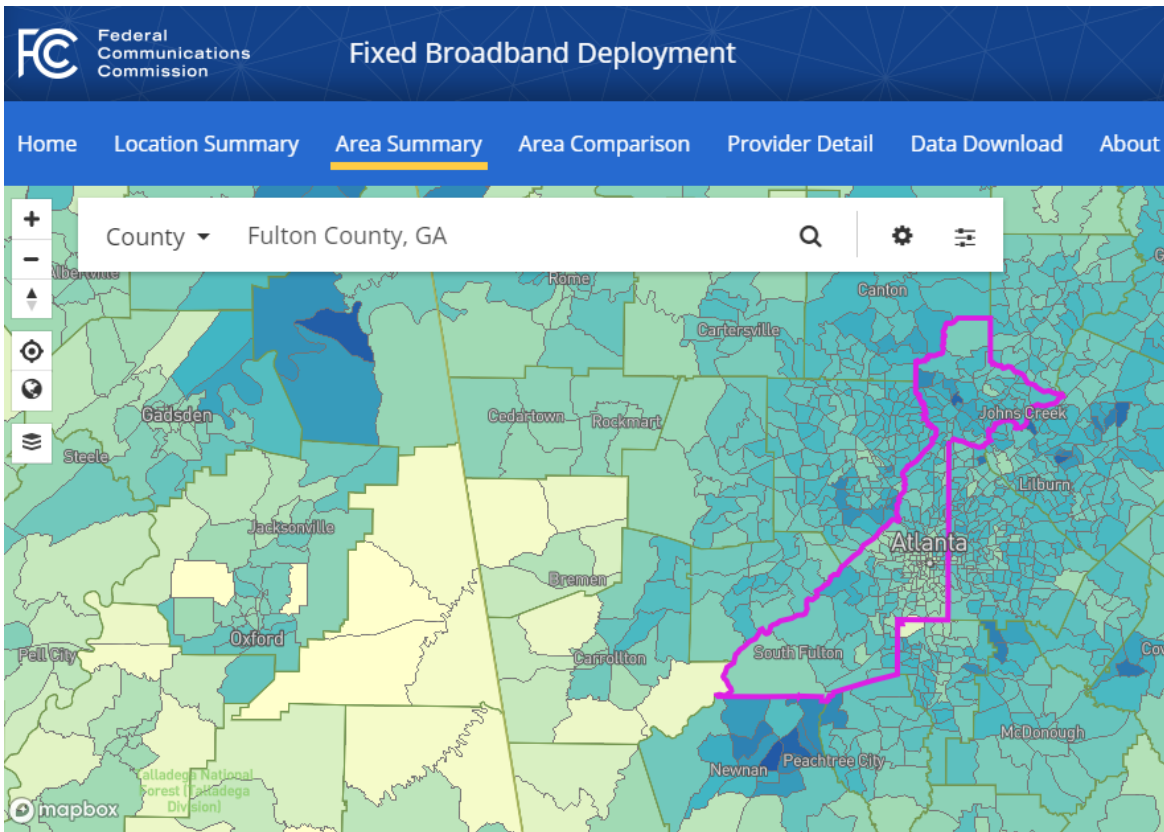


Source: High Speed Internet.Com; <https://www.highspeedinternet.com/ga/roswell>

The map below displays data showing the number of providers reporting residential fixed broadband service in the city. The map displays the population-weighted average number of broadband providers city level. This map shows all technologies and broadband at a speed of at least 25 Mbps downstream / 3 Mbps upstream.

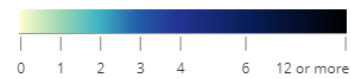


Source: Federal Communications Commission, <https://broadbandmap.fcc.gov>



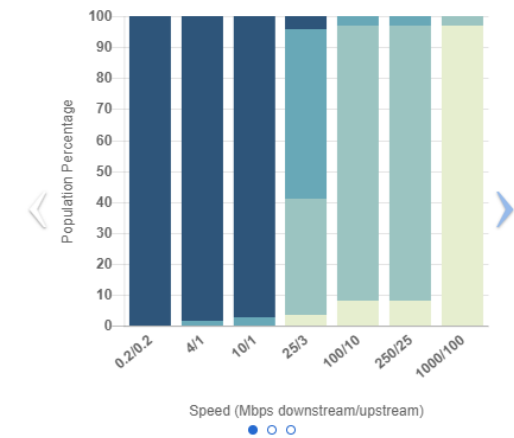
Fulton County, GA

Number of Fixed Residential Broadband Providers



Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
Speed ≥ 25/3 Mbps
Date December 2016 (latest public release)



Source: Federal Communications Commission, <https://broadbandmap.fcc.gov>

The City of Roswell has broadband availability throughout the city and just over two percent of the population does not have broadband access. According to a 2015 Pew Research Center survey, 43 percent of all U.S. adults age 18 and older cited cost as the most important reason for not having home broadband service; 33 percent cited the monthly subscription cost as the main barrier, and 10 percent stated that a computer was too expensive. Additionally, 12 percent of nonadopters stated that their smartphone was sufficient, 10 percent responded that they had other options to get online outside the home, and 5 percent stated that Internet service was either unavailable or insufficient.

To assist the City in meeting the need for broadband some service providers have qualifying low-cost broadband services. For example, AT&T offers low-cost wireline home Internet service to qualifying households who meet the following characteristics:

- With at least one resident who participates in the U.S. Supplemental Nutrition Assistance Program (SNAP) and
- With an address in AT&T's 21-state service area, in which they offer wireline home Internet service, and
- Without outstanding debt for AT&T fixed Internet service within the last six months or outstanding debt incurred under this program.

Hazard Mitigation

Hazard mitigation is any action taken to permanently eliminate or reduce the long-term *risk* to human life and property from natural and technological *hazards*. It is essential element of emergency management along with preparedness, response and recovery. The City of Roswell is a part of the Atlanta-Fulton County Emergency Management Agency (AFCEMA) which is the lead county organization responsible for providing management and coordination of mitigation, preparedness, response, and recovery activities within its area of responsibility. The Atlanta-Fulton County Emergency Management Agency (AFCEMA) is a joint agency, and the primary Emergency Management agency for Fulton County and the City of Atlanta.

AFCEMA is also responsible for:

- Developing and maintaining the County's local emergency operation plan (LEOP) in partnership with the various agencies that represent the core emergency support functions.
- Coordinating and implementing plans and programs to help prevent or lessen the impact of emergencies and disasters.
- Maintaining the Multi-Agency Coordination Center in a state of readiness.
- Overseeing the management of the Multi-Agency Coordination Center during emergency activations.
- Providing situational awareness to elected officials and senior administrators.
- Coordinating all emergency management activities, services and programs.

As well as functioning as the official liaison to the Georgia Emergency Management Agency and Federal Emergency Management Agency (FEMA) as well as any other public/private agencies and organizations involved in emergency response.

The Fulton County Pre-Hazard Mitigation Plan forms the foundation for Fulton County’s long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. The plan is multijurisdictional, with the intention of including all municipalities in Fulton County. The plan considers all natural hazards potentially effecting Fulton County.

Participating Jurisdictions

Jurisdictions
Alpharetta
Atlanta
Chattahoochee Hills
College Park
East Point
Fairburn
Hapeville
Johns Creek
Milton
Mountain Park
Palmetto
Roswell
Sandy Springs
Unincorporated S. Fulton
Union City

Source: Fulton County 2016 Multijurisdictional Hazard Plan

According to the Fulton County Pre-Hazard Mitigation Plan, the County has a history of natural hazard events. The types of natural hazards affecting each Fulton County jurisdiction are listed below:

Types of Hazards

Hazards	Associated Hazards
Dam Failure	Flooding Landslides
Droughts	Extreme Heat Wildfire Man-made Sinkholes
Earthquakes	
Flooding	Landslide Erosion Man-made sinkholes
Geological Hazards	Landslides Sinkholes
Heat Wave	
Tornadoes	High Winds Severe Storms
Severe Weather/Storms	Thunderstorms Hail Lightning High Winds Floods Tornadoes
Tropical Systems	Severe Storms High Winds Floods
Wildfire/Urban Interface	
Severe Winter Storms	Snow storms Ice Storms Extreme Cold High Winds

Source: Fulton County 2016 Multijurisdictional Hazard Plan

An assessment of natural hazard risks to low- and moderate-income residents, including risks expected to increase due to climate change, in Roswell and Fulton County reveals a greater risk of tornadoes and thunderstorms as reflected in the Pre-Hazard Mitigation Plan Probability of Future Occurrences.

Tornadoes

Tornadoes are nature’s most violent storms and can cause fatalities and devastate neighborhoods in seconds. Tornadoes occur anywhere in the State of Georgia and all of Fulton County’s municipalities are equally at risk for tornadoes. Fulton County, between 1950 and 2014, the County experienced 29 tornadoes, which averages less than one tornado each year (SPC 2014).

Certain areas, infrastructure, and types of building are at greater risk than others due to their manner of construction. According to the 2014 State of Georgia Hazard Mitigation Strategy, Fulton County, Atlanta and the surrounding areas were most vulnerable to losses as a result of a tornado event. This may be the result of high urbanization in the region. The impacts on population, existing structures and critical facilities on the County are presented below, following a summary of the data and methodology used.

Table 5.5-48 Tornado Data Analysis for Fulton County

Enhanced Fujita Scale	Number of Events	Probability (% annual chance)	Total Length (Miles)	Average Length (Miles)	Total Width (Yards)	Average Width (Yards)	Maximum Length (Miles)*	Maximum Width (Yards)*
0	7	10.8	7.2	1.0	302.0	43.1	46.8	800
1	12	18.5	83.0	6.9	1,220.0	101.7		
2	9	13.9	94.6	10.5	2,437.0	270.8		
3	3	4.6	21.6	7.2	800.0	266.7		
Total	31	50.8	206.3	6.7	4,759.0	153.5		

Source: NOAA-SPC, 2015

Notes: Period of record: 1954 – 2014 (60 years)

* The maximum length or width of one tornado from any of the Enhanced Fujita Scale categories.

Thunderstorms

Thunderstorms affect relatively small localized areas, rather than large regions like winter storms and hurricane events. According to NOAA, Fulton County can experience between 50 and 60 thunderstorms each year (NOAA 2010). The following table provides the probability of occurrences of severe storm events. Based on historic occurrences, thunderstorm events are the most common in Fulton County, followed by hail events.

Table 5.5-53 Probability of Occurrence of Severe Storm Events

Hazard Type	Number of Occurrences Between 1950 and 2015	Rate of Occurrence	Recurrence Interval (in years)	Probability of Event Occurring in Any Given Year	% Chance of Occurrence in Any Given Year
Hail	205	3.15	0.32	3.11	310.6
Heavy Rain	200	3.08	0.33	3.03	303.0
High Wind	7	0.11	9.43	0.11	10.6
Lightning	37	0.57	1.78	0.56	56.1
Strong Wind	22	0.34	3.00	0.33	33.3
Thunderstorms	287	4.42	0.23	4.35	434.8
TOTAL	758	11.66	0.09	11.48	1,148.5

Source: NOAA-NCDC 2015

Note: Probability was calculated using the available data provided in the NOAA-NCDC storm events database.

Summary of Hazards and Community Impacts

The individual jurisdiction risk assessment for the City of Roswell is included in the table below. This assessment served to assist the City in determining which threats posed the highest or greatest threat. Once this was determined, this assessment was used to guide the development of hazard mitigation actions that were in the best interest of protecting the community from the most likely and/or the most severe hazards facing the jurisdiction.

Risk Assessment per the Mitigation Planning Committee

Roswell Risk Assessment Matrix					
Hazard Type	Level I Catastrophic	Level II Critical	Level III Marginal	Level IV Negligible	Score
Tornadoes	L	L	L	H	13
Severe Weather	L	L	L	H	13
Flood	U	P	L	H	10
Winter Storm	U	P	L	H	8
Tropical System	U	U	L	L	8
Dam Failure	P	P	P	P	8
Heat Wave	U	U	P	P	6
Drought	U	U	U	L	6
Earthquake	U	U	U	P	5
Wildfire/Urban Interface	U	U	U	U	4
Sinkhole	U	U	U	U	4
Average Risk by Level	1.45	1.64	2.09	2.73	

H = Highly Likely (4 points)

L = Likely (3 points)

P = Possible (2 points)

U = Unlikely (1 point)

Source: Fulton County 2016 Multijurisdictional Hazard Plan

Each jurisdiction participating in this Plan is responsible for implementing specific mitigation actions as prescribed in the adopted Mitigation Action Plan. In each Mitigation Action Plan, every proposed action is assigned to a specific local department or agency in order to assign responsibility and accountability and increase the likelihood of subsequent implementation. This approach enables individual jurisdictions to update their unique mitigation strategy as needed without altering the broader focus of the countywide plan. The City of Roswell has identified the following status of hazard mitigation projects and/or initiatives.

Status of Mitigation Actions

Project Number	2010 Mitigation Action	Responsible Party	Status	Describe Status	Next Step	Describe Next Step
45.0001	Reroute Azalea Dr from current location to a more elevated location on hilltop	Roswell DOT	No Progress	Project will not be done	<i>Discontinue</i>	
45.0002†	Elevate Willeo Rd which becomes submerged during heavy rains and floods	Roswell DOT	No Progress	Project will not be done	<i>Discontinue</i>	
45.0003	Improve culvert capacity in the Roswell Area Park to reduce flooding to allow residents and first responders ingress and egress from the area	Parks & Rec	Complete	Completed with local funds	<i>Discontinue</i>	
45.0004	Install surge protection at the City fuel island	Public Works	No Progress	No local funding	<i>Include in 2015 HMP</i>	\$100,000
45.0005	Improve basin structure to the inland areas of Oxbo Rd to protect against turbulent water flows such as with regional detention areas and bank stabilization and restoration below the intake	Public Works	In Progress	Structural work completed but the project has not been completed yet	<i>Include in 2015 HMP</i>	\$1M
45.0006	Retrofit roof of the 911 Center which is susceptible to damage from high winds and water leakage. Retrofit glass with more impact resistant glass	Administration	No progress	FY 2016 Approved Capital Improvement Plan funding. \$170,000	Yes	\$170,000
45.0007	Perform stream stabilization and repair erosion along stream corridors	Public Works	No Progress	No local funding	Yes	Add to the new HMP Plan
99.0001†	Rehabilitate the flood plain on Oakhaven Dr. through acquisition of 10 structures in the flood plain; improve drainage in the area	Public Works	No Progress	No local funding	<i>Discontinue</i>	Need estimate and submit application for funding.

Source: Fulton County 2016 Multijurisdictional Hazard Plan

Roswell identified additional mitigation initiatives they would like to potentially pursue in the future. Some of these initiatives may be previous actions carried forward for this plan. These initiatives are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities.

Potential Mitigation Actions

Mitigation Action	Lead Agency	Comments and Details
Willeo Road Bridge Replacement - \$800,000	RDOT	Approved CIP for FY 2018. Estimate \$800,000.
Above Ground Storage Tank – City Hall Generator. Prolong operation and avoid seepage into the soil.	City Administration	Currently no approved funding.
Emergency generators for (2) shelters (transfer switch only)	Roswell Rec & Parks	Currently no approved funding.
Secondary access from River Glen Drive and Jones Drive. This project solves the issue regarding 2010 project 45.0001- \$200,000	RDOT	Currently no approved funding.
Vehicular driveway between Grimes Bridge Road/Waller Park Extension/Dobbs Drive. \$170,000	RDOT	Currently no approved funding.

Digital Divide & Hazard Mitigation Surveys

In response to 81 FR 90997 (“Modernizing HUD’s Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards”), the City sent targeted surveys inquiring about efforts to close the digital divide and hazard mitigation and resiliency strategies during the development of the Consolidated Plan process.

The City issued specialized surveys targeting relevant stakeholders addressing climate change and hazard mitigation, and organizations addressing the digital divide.

CLIMATE CHANGE, HAZARD MITIGATION, AND RESILIENCY SURVEY

1. Organization Name:
2. Does your organization produce land use hazard mitigation reports? If so, how frequently?
3. Does your organization maintain contact and/or coordinate with affordable housing developers?
4. How might strengthened connections with affordable housing developers assist you in your work?

DIGITAL DIVIDE SURVEY

Survey 1: Digital Literacy Providers and Advocates

1. Organization Name
2. Does your organization employ a digital literacy curriculum? If so, what does it include?
3. How can the City of Roswell support digital literacy in low-income households?
4. What obstacles have your organization identified as factors preventing broadband access to low-income households?
5. How would you recommend addressing the obstacles identified in question 4?

Survey 2: Broadband Providers

1. How do you make your services accessible to low-income households?
2. To what extent do you currently offer broadband services to affordable housing developers?
3. What obstacles prevent your company from providing service in currently underserved areas?
4. How would you recommend addressing the obstacles identified in question 3?
5. As a partner, what can the City of Roswell do to support your provision of broadband to low-income households and/or affordable housing developments?

Survey 3: Digital Divide Consultation

1. Organization Name
2. How has your organization supported the provision of broadband service to low-income and/or underserved areas?
3. What obstacles have your organization identified as factors preventing broadband access to low-income households?
4. How would you recommend addressing the obstacles identified in question 3?

No responses were received from consultations with Broadband providers and the Atlanta-Fulton County Emergency Management Agency.

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

Introduction

The Housing Authority of the City of Roswell, also known as the Roswell Housing Authority (RHA), was established in 1950. The RHA’s objectives are to assure that the development meets our mission of providing quality low-income housing and to develop experience and capacity to develop and manage LIHTC developments in the future. The data tables presented in this section were pre-populated by the HUD eCon Planning Suite. In many instances, the data is either incorrect or out of date; however, no changes can be made. Where data were available, supplemental tables are provided.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	0	0	103	0	0	0	0	43	52
# of accessible units	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

The Housing Authority of the City of Roswell only offers public housing. It does not administer the Section 8 Housing Choice Voucher Program. The public housing units are located at public housing located on Oak, Myrtle and Grove St in the City on two independent campuses.

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

The Roswell Housing Authority currently owns and operates 95 units of public housing located on Oak, Myrtle and Grove St. within the city limits of Roswell, GA. The 95 units include 52 for the elderly and persons with disabilities, and 43 of family housing. At this time the public housing program is the only program operated by the RHA. The Authority does not administer any units designated under the Housing Choice Voucher Program.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of the City of Roswell	74 (Substandard)

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In 2016, the Roswell Housing Authority partnered with the Integral Group and Schmit & Associates to replace the 65-year-old public housing units with a public-private development that will offer, pedestrian friendly environments with market rate and affordable housing. The new complex named, the Veranda at Groveway is a \$13 million redevelopment project and will consist of 102 units, 80 of which will be rent-restricted for residents 62 and older.

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

The RHA operates a tenant council which will provide for unified input into policies and practices of the organization and future planning. The objective of the Council is to review the effectiveness of housing authority policies and practices, make recommendations for expanded tenant services and activities, have opportunity and a position on the agenda of every Commissioner Board meeting, and have input into the redevelopment plans of the housing authority.

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

Introduction

The City of Roswell participants in the North Fulton Housing and Homeless Continuum of Care that works to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. Data for the HUD-formatted table below was taken from the available information pertaining to the CoC and more specifically Homestretch who is a key partner with other non-profit organizations working to assist the homeless in North Fulton County.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	90	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

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

The North Fulton Housing and Homeless Continuum of Care and area service providers work collaboratively in the community to provide comprehensive mainstream services for residents of the City of Roswell and other areas. This partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of several homeless service providers.

These organizations provide many services to their clientele, including but not limited to counseling, case management, life skills training, financial literacy classes, and victim advocacy, all of which help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment. The ultimate goal of providing supportive services is self-sufficiency.

Physical Health – the North Fulton Regional Health Center and the Fulton County Public Health clinic serve low-income populations such as homeless individuals.

Mental Health – Roswell Counseling Group, Georgia Behavioral Health and the Fulton County Department of Behavioral Health & Developmental Disabilities serve homeless individuals in the city struggling with mental health issues.

Substance Abuse –Organizations and facilities that provide counseling and treatment for homeless individuals struggling with addiction include Alcoholics Anonymous, American Work, GA Crisis & Access Line, Narcotics Anonymous located in the City of Roswell and the greater Fulton County area.

Employment Services – Fulton County Public Library, the Division of Rehabilitation Services, the GA Department of Labor, and Goodwill Industries provide employment services to homeless individuals.

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

Emergency Shelters and Services available to people who are homeless in the City of Roswell and greater Fulton County include:

- The Drake House - Provides counseling and educational services for homeless mothers and with children.
- Families First - Provides mental health and counseling services for low to moderate income families.
- North Fulton Community Charities - assists families with emergency needs such as food, rent and utilities, clothing, and adult education classes.

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

Introduction

Over the next Consolidated Plan period the City of Roswell will continue to work with the North Fulton Housing and Homeless Continuum of Care, HomeStretch, North Fulton Community Charities and many other social service providers to develop multiple funding resources and partnerships. The services benefit many different people with special needs.

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

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

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

The RHA provides housing for low income seniors and disabled individuals. The affordable housing programs offered by the RHA have a number of characteristics of interest to that segment of the affordable housing market. Unfortunately there is often a waiting list for this program, and it can be as long as several months.

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

Public systems or institutions (i.e. jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. For homeless families with children, a centralized intake is in place that seeks to mediate/prevent homelessness whenever possible, reduce the homeless episode for families through rapid rehousing and shelter/transitional housing focused on moving families from homelessness to permanent housing as soon as possible, and permanently house the most vulnerable families, as resources are available. The North Fulton Housing and Homeless Continuum of Care Discharge Planning Workgroup will continue to work closely with hospitals to make sure that hospital social workers have

appropriate discharge protocols and are not routinely discharging patients to the streets or emergency shelter.

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

The City will continue to work closely with the North Fulton Housing and Homeless Continuum of Care and other local agencies to provide housing and supportive services needs for persons who are not homeless but may have other special needs through coordination and potentially identifying eligible funding sources.

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

During this Consolidated Plan period, the City will assess the housing and supportive needs with respect to persons who are not homeless or who may have special needs in an effort to utilize CDBG and HOME funding more effectively to address the needs of non-homeless persons with special needs through its coordination with the Continuum.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's housing market presents significant impediments to development of an adequate supply of affordable housing for low to moderate-income people. Loss of major manufacturing employment opportunities coupled with rising construction costs has created a significant barrier to affordable housing. The City's Analysis of Impediments (AI) to Fair Housing Choice (2017) examined a number of areas in which barriers to the development of affordable housing might exist. Barriers identified in the AI and over the course of the outreach for the development of this Consolidated Plan, include:

- There is a continuing need to educate renters and homebuyers about their rights under the Fair Housing Act and to advise realtors, sellers, landlords, mortgage brokers, and the public in general about the Fair Housing Act and their obligations under the Act.
- About a quarter (24.7%) of the existing homeowners in Roswell are spending more than 30% of their total income on housing cost, which makes them cost burdened. Almost half (49.8%) of the existing renter households in Roswell are spending more than 30% of the total income on housing, which makes them cost burdened.
- There is a lack of economic opportunities in the City, which prevents lower-income households from increasing their income and thus their housing choice. The cost of housing in the City limits housing choice for government and public service employees.
- Public policies such as building codes and zoning ordinances need to be annually reviewed. Furthermore, these policies affect the construction and rehabilitation of housing in the community and determine occupancy requirements, locations, and density of housing.

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

Introduction

In determining priorities for the allocation of federal funds, the City of Roswell has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	41	3	0	0	0
Arts, Entertainment, Accommodations	4,143	6,412	11	14	3
Construction	1,172	1,227	3	3	-1
Education and Health Care Services	4,788	6,694	13	14	1
Finance, Insurance, and Real Estate	3,766	3,195	10	7	-3
Information	2,441	1,605	7	3	-3
Manufacturing	1,593	1,045	4	2	-2
Other Services	1,157	1,569	3	3	0
Professional, Scientific, Management Services	6,302	6,505	17	14	-3
Public Administration	0	0	0	0	0
Retail Trade	4,033	6,908	11	15	4
Transportation and Warehousing	1,239	513	3	1	-2
Wholesale Trade	2,987	4,212	8	9	1
Total	33,662	39,888	--	--	--

Table 38 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	50,322
Civilian Employed Population 16 years and over	46,461
Unemployment Rate	7.67
Unemployment Rate for Ages 16-24	17.32
Unemployment Rate for Ages 25-65	5.74

Table 39 - Labor Force

Data 2008-2012 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	17,187
Farming, fisheries and forestry occupations	1,173
Service	3,949
Sales and office	11,164
Construction, extraction, maintenance and repair	2,452
Production, transportation and material moving	1,298

Table 40 – Occupations by Sector

Data 2008-2012 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,409	58%
30-59 Minutes	15,256	36%
60 or More Minutes	2,401	6%
Total	42,066	100%

Table 41 - Travel Time

Data 2008-2012 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,662	317	1,020
High school graduate (includes equivalency)	5,150	511	1,261
Some college or Associate's degree	8,602	933	2,021
Bachelor's degree or higher	23,849	1,231	4,551

Table 42 - Educational Attainment by Employment Status

Data 2008-2012 ACS
Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	269	945	642	782	506
9th to 12th grade, no diploma	1,048	686	548	396	361
High school graduate, GED, or alternative	2,168	2,694	1,648	2,580	2,076
Some college, no degree	1,780	2,117	1,592	4,639	2,086
Associate's degree	188	673	883	1,652	469
Bachelor's degree	749	3,590	5,163	10,331	3,077
Graduate or professional degree	60	1,617	2,921	6,029	1,993

Table 43 - Educational Attainment by Age

Data 2008-2012 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,697
High school graduate (includes equivalency)	24,463
Some college or Associate's degree	32,632
Bachelor's degree	63,450
Graduate or professional degree	76,195

Table 44 – Median Earnings in the Past 12 Months

Data 2008-2012 ACS
Source:

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

The largest employment sectors in the City of Roswell in terms of worker share are Professional, Scientific, Management Services (17%); Education and Health Care Services, (13%); Arts, Entertainment, Accommodations (11%), and Transportation and Warehousing (11%). The top five private employers in the City of Roswell include: Kimberly-Clark Corporation, GM IT Innovation Center, North Fulton Regional Hospital, City of Roswell, and United Parcel Service.

Describe the workforce and infrastructure needs of the business community:

As noted in the City’s 2012 Strategic Economic Development Plan (SEDP), Roswell businesses face two major challenges in meeting the workforce needs – the availability and quality of the skill levels as currently experienced.

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

The national economic downturn and subsequent financial crisis disrupted commercial activities at all levels of the economy. As a result, the City established goals to identify and develop incentive strategies to create a more viable and competitive business environment to support its economic development over the next ten year.

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

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City’s economy. The City’s SEDP suggested, in order to create a more dynamic, versatile work force, it is important for Roswell to encourage a broad focus of job preparedness, and not just focus on training requirements for high-and semi-skilled workers. Implementing a holistic approach to job readiness and skill development will be critical to the retention of existing businesses and the success of attracting those business with expanding labor needs.

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

The City of Roswell is not a center for formal training and workforce development providers although, the City has access to a wide variety of potential workforce development partners. Local opportunities range from internationally renowned universities (i.e. the University of Georgia, the Georgia Institute of Technology and Emory University) to regional training providers and specialized workforce development organizations. This level of diversity offers the City an opportunity to create customized programs for virtually any employment need.

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

The City of Roswell does not participate in a Comprehensive Economic Development Strategy (CEDS) but has developed a comprehensive and strategic approach that defines its economic development goals and action plan to attaining those goals through its 2012 Strategic Economic Development Plan.

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

Based on the strategic findings, goals and objectives of the current SEDP, the 2012 goals and objectives were formulated:

OPERATIONAL GOALS

- To increase the awareness, understanding and support for economic development within Roswell;
- To establish the City as a partner in economic development, and
- To enhance Roswell's economic and fiscal health within context of the North Fulton County market.

IMPLEMENTATION GOALS

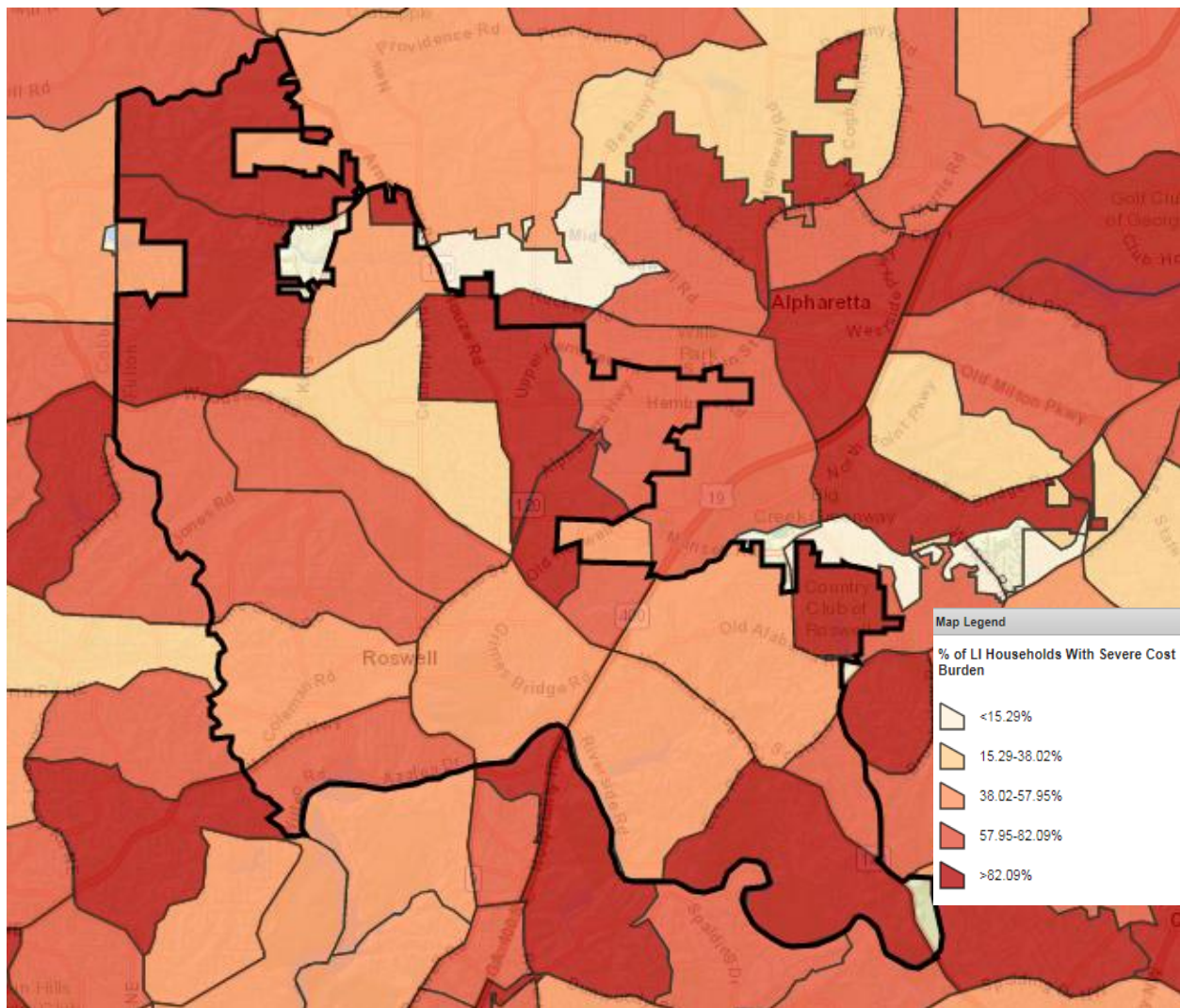
- To promote the retention and expansion of existing Roswell businesses;
- To cultivate the entrepreneurial spirit of Roswell residents; and
- To foster a market climate attractive to a variety of business sizes and interests.

MA-50 Needs and Market Analysis Discussion

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

As shown in the attached map, the highest concentrations (greater than 82%) of low-income households with severe housing problems are in the western, central, and eastern parts of the City.

Percent of LI Households with Any of 4 Severe Housing Problems

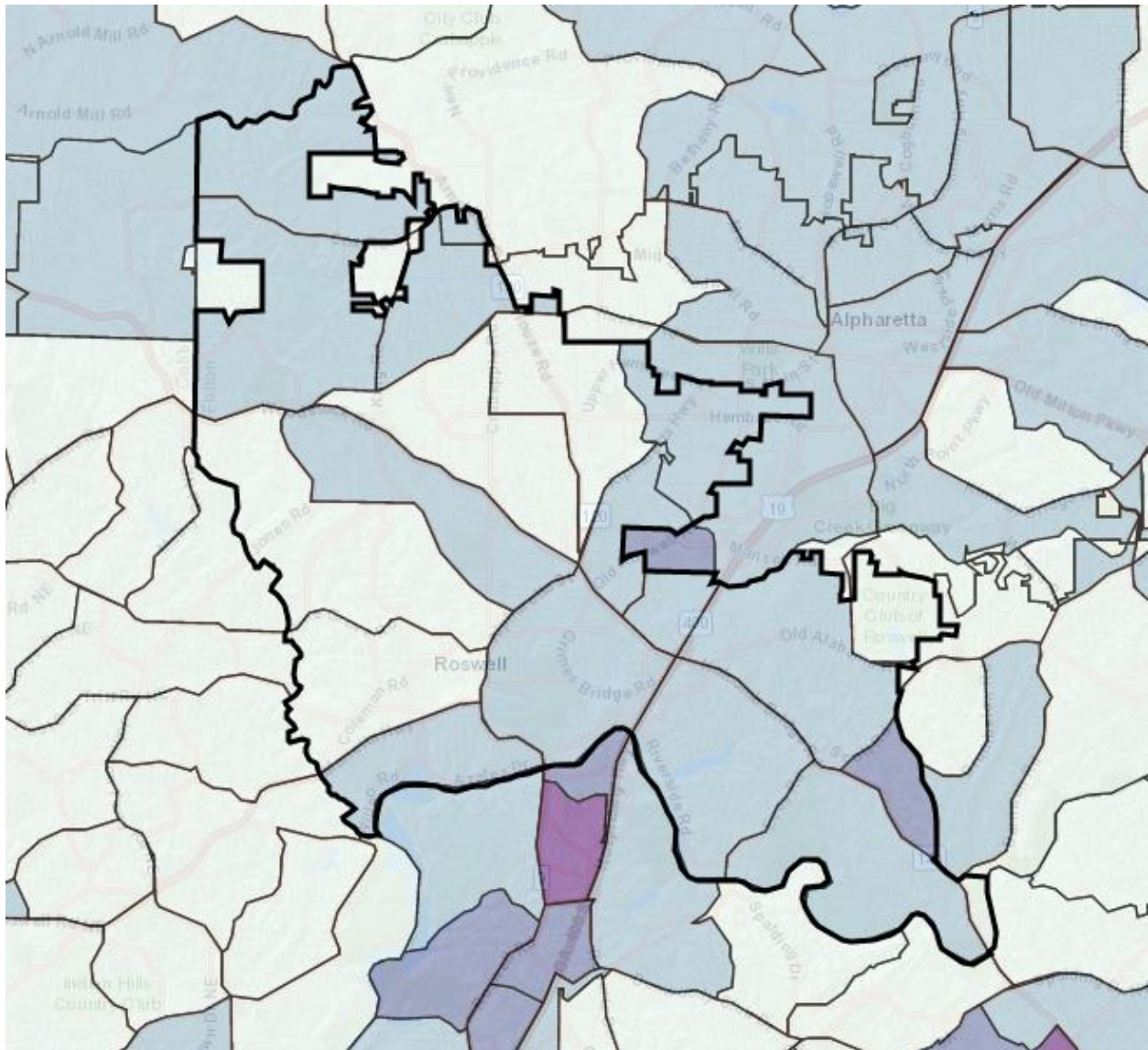


Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

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

An area of racial or ethnic concentration is defined as one in which the minority population share is 20% higher than the group's citywide average. There is significantly higher percentages of African American residents located in primarily two census tracts: 11.421 (20.2%) and 11.414 (31.4%) within the City of Roswell.

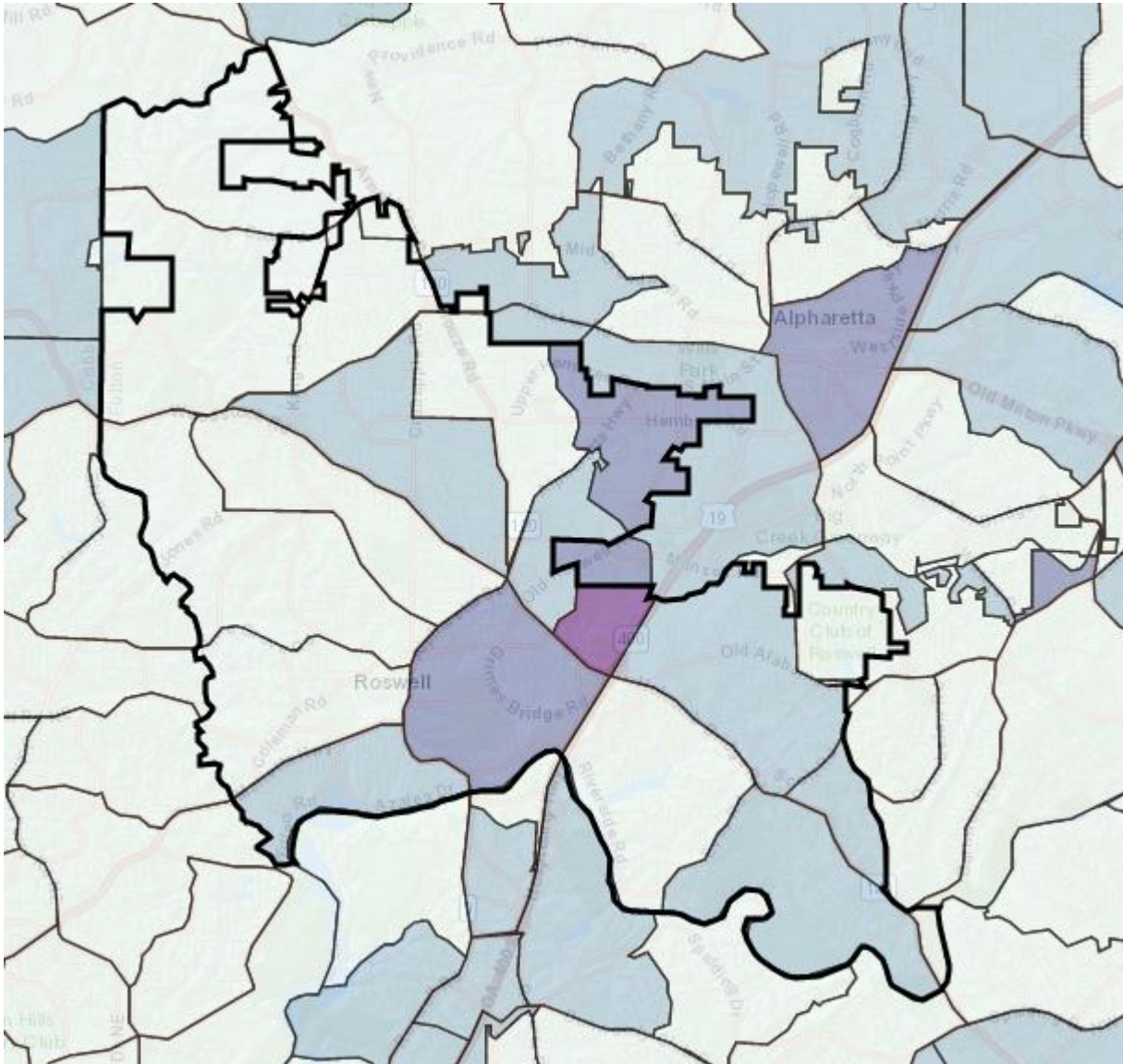
African American Population Concentrations



Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

There is significantly higher percentages of Hispanic residents located in the following census tracts: 11.421 (41.5%); 11.414 (20.3%); 11.611 (45.1%); and (26.6%) within the City of Roswell.

Hispanic Population Concentrations

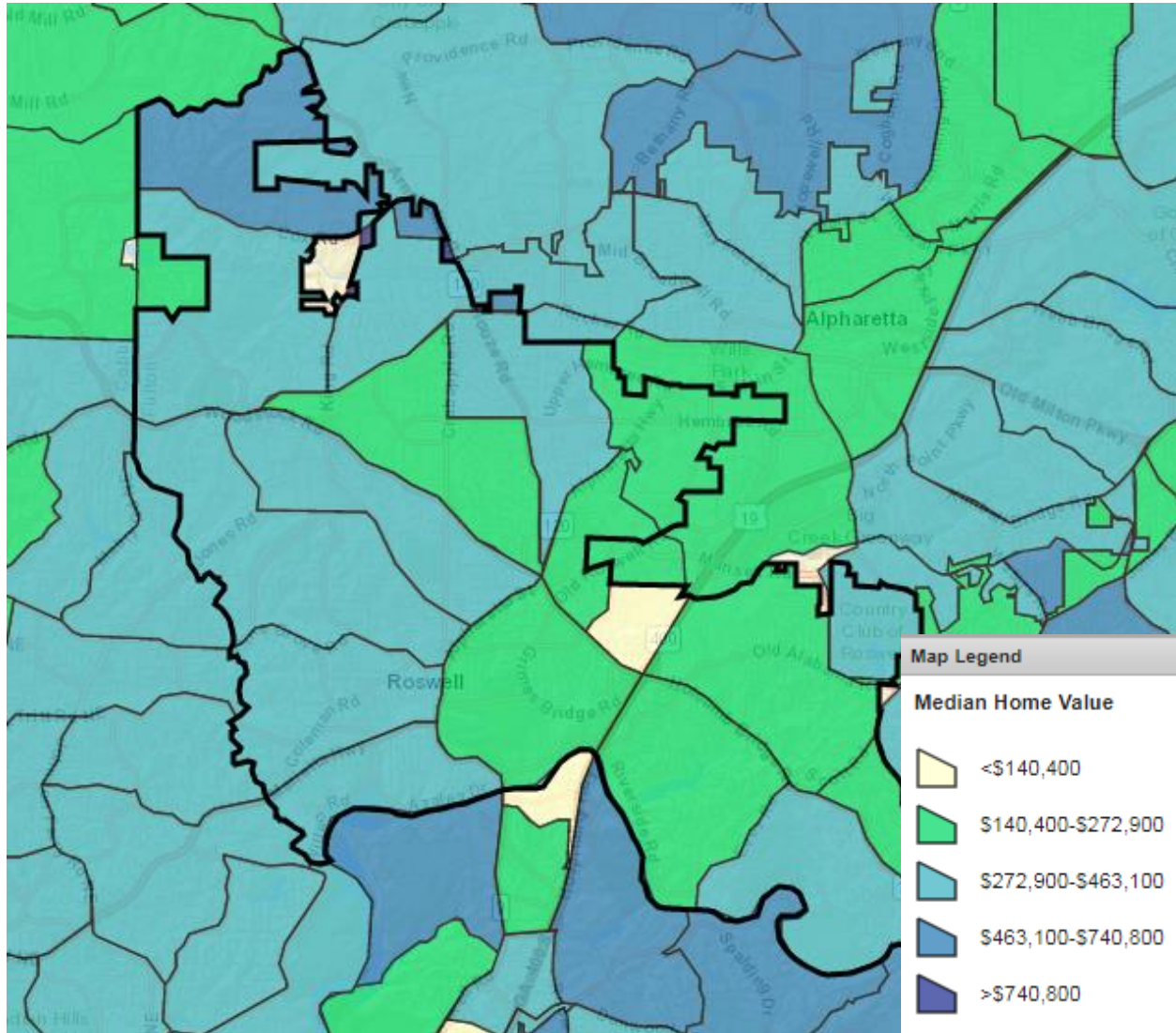


Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

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

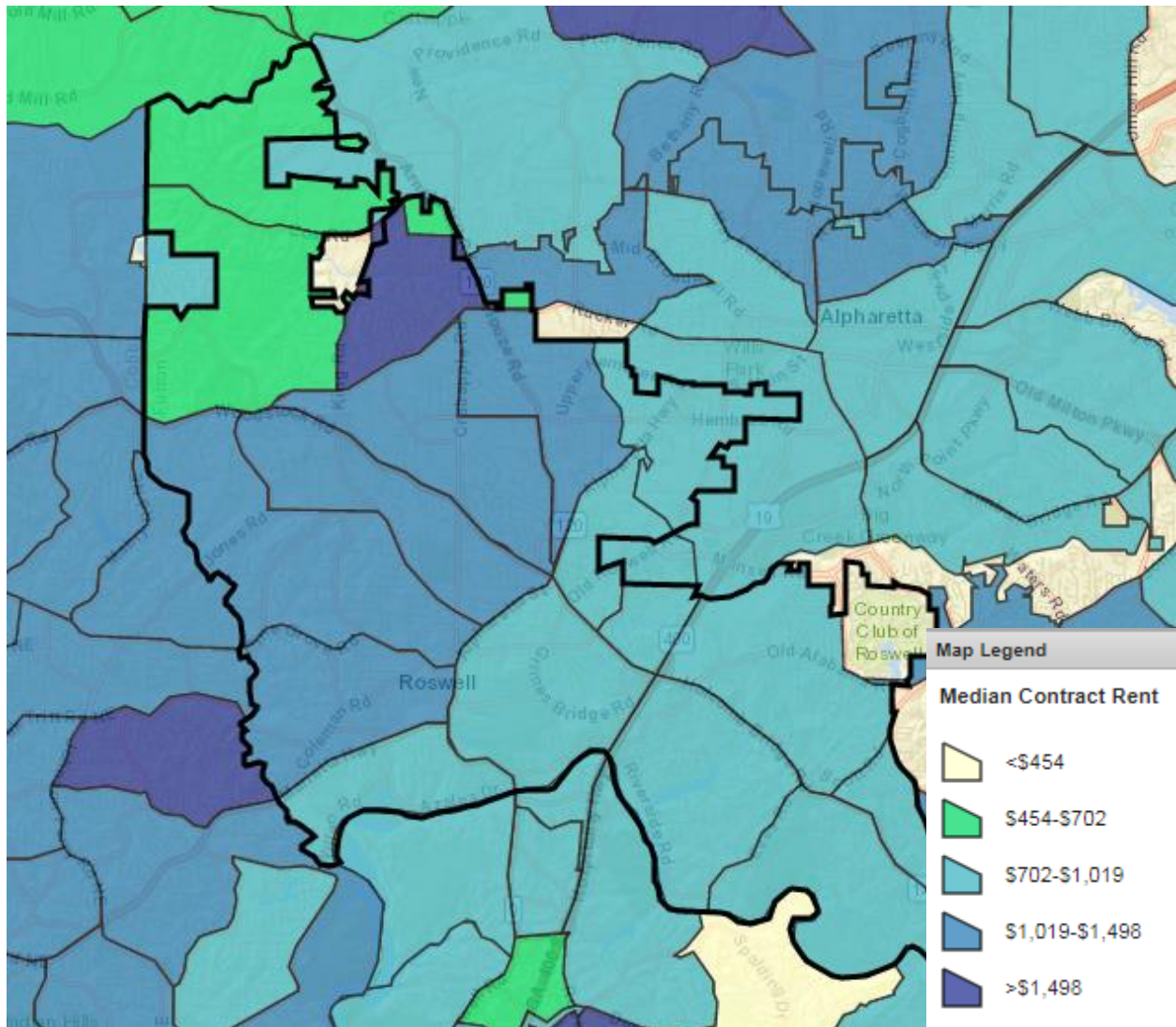
As shown in the following maps, median home values and contract rents in these tracts are lower than in other neighborhoods. However, there are a few tracts with higher median home values that have a concentration of poverty. The median value of owner-occupied housing units is also an indicator of the health of a neighborhood.

City of Roswell – Median Home Value by Census Tract



Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

City of Roswell – Median Contract Rent by Census Tract

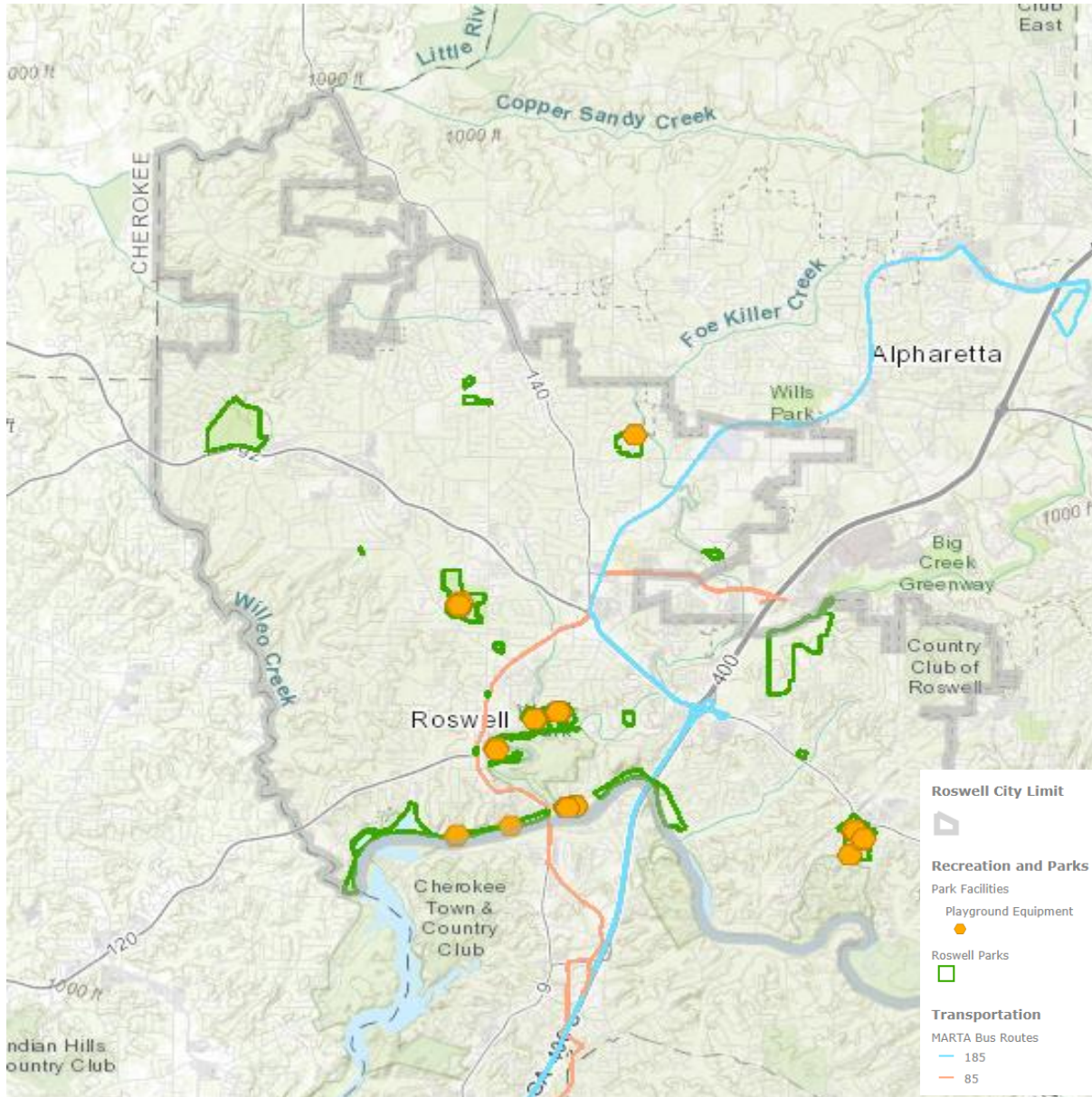


Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

Are there any community assets in these areas/neighborhoods?

Yes. These tracts are close to the City's major amenities, including recreation facilities, bus lines, municipal buildings, employment opportunities, and social service facilities. However, these community assets are not equally distributed throughout these areas so that minority and/or low-income residents who do not live within walking distance or close to a bus line can access these amenities.

City of Roswell – Community Assets

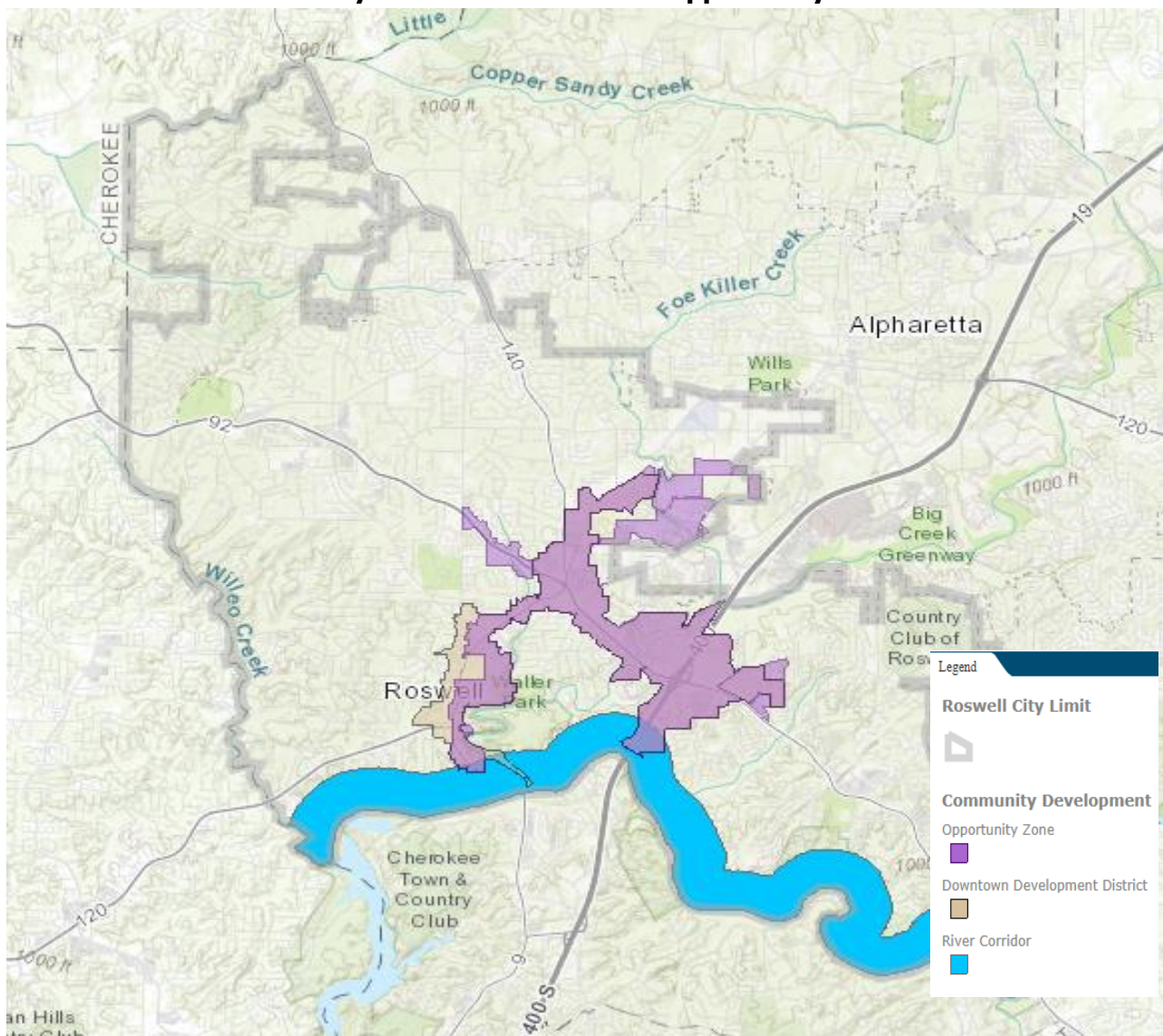


Source: City of Roswell, GIS

Are there other strategic opportunities in any of these areas?

The City of Roswell has seen recent public and private investment such as recreational outfitters, hotels, and the construction of multi-use trails throughout the City. The City's collaboration to establish a Downtown Development Plan in northern, central and southern areas of the city will help spur redevelopment and enhance economic opportunity. Continued development of this area could benefit residents of by providing greater accessibility to recreational facilities, upgraded infrastructure, employment opportunities, and removal of blighted industrial structures and vacant residential buildings.

City of Roswell – Areas of Opportunity



Strategic Plan Overview

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

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

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

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

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

Geographic Area

The City relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated City-wide based on low-mod areas which often coincide with areas of minority concentration. Over the next five years, the City intends to use its resources to assist various projects throughout the City. Income eligible areas (i.e., areas where 51% or more of residents have low or moderate household incomes) for CDBG and on households that earn at or below 80% AMI, as reflected in the table below.

Target Area	Description
Target Area Name:	Citywide
Target Area Type:	Citywide
Other Target Area Description:	Citywide
Citywide Revital Type:	Citywide
Other Revital Description:	Citywide

Table 45 - Geographic Priority Areas

General Allocation Priorities

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

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

- Meeting the statutory requirements of the CDBG and HOME program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Increasing affordable housing throughout the City
- Sustainability and/or long-term impact of affordable housing initiatives
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher and priority HOME funding for households at or below 80% of the Area Median Income.

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

Priority Needs

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2018-2022 period is summarized below:

- **Affordable Housing**
 - Expand affordable housing opportunities
- **Administration**
 - Planning and Administration for CDBG Program
- **Public Housing**
 - Housing/Services for Homeless/At-Risk
- **Public Services**
 - Services for the homeless and at-risk populations
- **Public Facility Improvements in Low-Mod Areas**
 - Infrastructure Improvements
 - Neighborhood Facility Improvements

1	Priority Need Name	AFFORDABLE HOUSING
	Priority Level	High
	Population	Extremely Low Income Low/Moderate Income Households Families with Children Elderly Families Public Housing Residents Elderly Frail Elderly Persons with Mental/Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Improve access to and quality of housing
	Description	Support new construction/ rehabilitation of housing for low income households
	Basis for Relative Priority	High housing costs reduce economic opportunities and access to prosperity.
2	Priority Need Name	ADMINISTRATION
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income

	Geographic Areas Affected	Citywide
	Associated Goals	Planning and administration
	Description	Planning and administration for CDBG program.
	Basis for Relative Priority	Effective and efficient implementation of CDBG funding requires adequate resources for program planning and administration.
3	Priority Need Name	HOUSING SERVICES FOR HOMELESS/AT RISK
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Families with Children Public Housing Residents Elderly Frail Elderly Persons with Mental/Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Housing/services for persons who are homeless
	Description	Supporting short- and long-term homeless facilities, housing, and associated services
	Basis for Relative Priority	The homeless/those at risk of homelessness depend on services funded by federal grant programs
4	Priority Need Name	PUBLIC SERVICES
	Priority Level	Medium
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Elderly Frail Elderly Persons with Mental/Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Provide public services
	Description	Provision of public services
	Basis for Relative Priority	There continues to be a need for services to increase the effectiveness of physical investments

		that improve conditions for the elderly, youth, low-income persons, and other special populations.
5	Priority Need Name	PUBLIC FACILITY IMPROVEMENTS FOR LOW-MOD CLIENTELE
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Families with Children Public Housing Residents
	Geographic Areas Affected	Citywide
	Associated Goals	Public Facility Improvements For Low-Mod Clientele
	Description	The City proposes to fund public infrastructure projects that benefit qualifying low and moderate-income areas and for eligible populations. Included in these activities are neighborhood parks and sidewalk improvements.
	Basis for Relative Priority	Funding for City street and park maintenance are continually shrinking as infrastructure maintenance issues are conversely increasing.

Table 46 – Priority Needs Summary

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As subsidized units, including LIHTC units expire, the need for TBRA will increase.
TBRA for Non-Homeless Special Needs	There is need for non-homeless special needs rental housing assistance throughout the city. The City’s housing market does not provide sufficient affordable, accessible rental housing to elderly and non-elderly persons with disabilities or supportive housing for persons with HIV/AIDS, persons with substance abuse, the elderly and persons with disabilities.
New Unit Production	The City’s housing inventory is dominated by one, two, and three-bedroom units. While these are suitable for most, larger families, individuals, young couples, and retired couples may have trouble finding housing that fits within their budget.
Rehabilitation	Several neighborhoods in the City have a high number of homes in need of major rehabilitation.
Acquisition, including preservation	There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures due to declining affordability of low income rental or ownership housing.

Table 47 – Influence of Market Conditions

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

Introduction

The City uses multiple resources to carry out activities that benefit low and moderate-income persons. The City of Roswell anticipates receiving entitlement funding from CDBG in the amount of \$466,485.

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	Affordable Housing Planning & Admin Public Services	\$466,485	\$0	\$0	\$466,485	\$1,865,940	CDBG funds used throughout the City will leverage other federal, local and private funds.

Table 48 - Anticipated Resources

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

The City will use a combination of public and private funding to carry out activities identified in this plan. During PY 2018, the City will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan.

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

During the PY 2018, the City does not anticipate using publicly owned land or property to address the needs identified in the Annual Action Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Roswell	Government	Economic Development Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Roswell Housing Authority	PHA	Public Housing Rental Neighborhood Improvements	Jurisdiction

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The North Fulton Housing and Homeless Continuum of Care was formalized when nine (9) local nonprofit agencies partnered to provide “a collaboration of non-profit agencies helping individuals, children, and families facing housing crises through comprehensive and seamless delivery of unduplicated services.” The City of Roswell works closely and frequently with many of the Continuum of Care’s members, which include North Fulton Community Charities, The Drake House, HomeStretch/Housing Initiative of North Fulton, Find a Way Home, Housing Authority of the City of Roswell, Family Promise of Fulton County, Community Action Center, Stand Up for Kids, and Habitat for Humanity-North Central Georgia.

The City of Roswell also supports the Roswell Housing Authority in increasing homeownership, through the CoC and Roswell’s Georgia Initiative for Community Housing team. In order to enhance coordination with local service providers, Roswell staff has been attending CoC meetings and public housing tenant council meetings.

Gaps

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

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

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

Table 50 - Homeless Prevention Services Summary

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

Through the Continuum, the community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. People who are chronically homeless are connected to permanent supportive housing; families with children to rapid re-housing; and unaccompanied youth to rapid re-housing and transitional housing. Outreach workers, assessment staff, and case managers all work with these populations to ensure that they are accessing mainstream services. The Veteran Affairs Medical Center provides outreach services, housing, and medical services for veterans.

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

A coordinated system between the City of Roswell and the North Fulton Community Continuum of Care is essential to effectively serve the local community and end homelessness. Homeless systems and partners are often fragmented and uncoordinated leaving families to navigate different eligibility criteria and waitlists for shelter beds and housing programs. Often, various agencies are carrying out assessment and referral efforts on behalf of the same individuals adding additional strain to the system and duplicating efforts. A standardized and uniform assessment will lend itself to a more transparent system that targets the housing and other services. The main gap in this system is that this continuum of care is not associated with any dedicated funding to tackle these issues.

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

SORT ORDER#	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEORGRAPHIC AREA	NEEDS ADDRESSED	FUNDING
1	Improve access to and quality of housing	2018	2022	Affordable housing	Citywide	Expand affordable housing opportunities	\$207,625
2	Planning and administration	2018	2022	Administration	Citywide	Planning & administration	\$93,297
3	Housing/services for homeless or at-risk	2018	2022	Homeless	Citywide	Housing/Services for Homeless/At-Risk	\$22,291
4	Public Facility Improvements for Low-Mod Clientele	2018	2022	Public Facility	Citywide	Public Facility Improvements in Low-Mod Areas	\$115,034
5	Provide public services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	\$28,238
Total							\$466,485

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name: Improve access to and quality of housing
	Goal Description: Support the development and rehabilitation of housing for low income households
2	Goal Name: Planning and administration
	Goal Description: Administrative and planning costs to operate the CDBG program successfully
3	Goal Name: Housing/services for persons who are homeless or at-risk
	Goal Description: Supporting short- and long-term homeless facilities, housing, and associated services
4	Goal Name: Public Facility Improvements for Low-Mod Clientele
	Goal Description: Public infrastructure projects to include neighborhood parks and sidewalk improvements
5	Goal Name: Provide Public Services
	Goal Description: Provision of public services

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

The City of Roswell does not receive HOME funds directly from HUD. As of 2018, it joined the Georgia Urban County Consortium, led by Cobb County. Through this participation, the City does receive HOME funds from the Consortium and anticipates an estimated number of 10 low-moderate income families will be provided affordable housing through activities funded by HOME.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section
504 Voluntary Compliance Agreement)**

Not applicable

Activities to Increase Resident Involvements

The RHA operates a tenant council which will provide for unified input into policies and practices of the organization and future planning. The objective of the Council is to review the effectiveness of housing authority policies and practices, make recommendations for expanded tenant services and activities, have opportunity and a position on the agenda of every Commissioner Board meeting, and have input into the redevelopment plans of the housing authority.

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

The Roswell Housing Authority is not designated as troubled.

Plan to remove the 'troubled' designation

Not applicable

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

Barriers to Affordable Housing

The City's housing market presents significant impediments to development of an adequate supply of affordable housing for low to moderate-income people. Loss of major manufacturing employment opportunities coupled with rising construction costs has created a significant barrier to affordable housing. The City's Analysis of Impediments (AI) to Fair Housing Choice (2017) examined a number of areas in which barriers to the development of affordable housing might exist. Barriers identified in the AI and over the course of the outreach for the development of this Consolidated Plan, include:

- There is a continuing need to educate renters and homebuyers about their rights under the Fair Housing Act and to advise realtors, sellers, landlords, mortgage brokers, and the public in general about the Fair Housing Act and their obligations under the Act.
- About a quarter (24.7%) of the existing homeowners in Roswell are spending more than 30% of their total income on housing cost, which makes them cost burdened. Almost half (49.8%) of the existing renter households in Roswell are spending more than 30% of the total income on housing, which makes them cost burdened.
- There is a lack of economic opportunities in the City, which prevents lower-income households from increasing their income and thus their housing choice. The cost of housing in the City limits housing choice for government and public service employees.
- Public policies such as building codes and zoning ordinances need to be annually reviewed. Furthermore, these policies affect the construction and rehabilitation of housing in the community and determine occupancy requirements, locations, and density of housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Goal 1: Improve knowledge and awareness of the Fair Housing Act, related housing and discrimination laws, regulations, and the requirements to affirmatively further fair housing in the community.

Strategies: In order to address this goal, the following activities and strategies should be undertaken:

- **1-A:** Outline the procedures and process to report or file a fair housing complaint.
- **1-B:** Publicize the procedures and process in the local newspaper; post in public buildings, social service agencies' offices, and print out fliers to pass out.
- **1-C:** Develop opportunities to educate tenants, landlords, sellers, and mortgage brokers.

- **1-D:** Establish an arbitration process for fair housing complaints which are filed on the basis of refusal to make reasonable accommodations.
- **1-E:** Review and improve the rate of underwriting approval for minorities and persons of Hispanic origins in mortgage loan approvals as evidenced by the Home Mortgage Disclosure Act (HMDA) data.
- **1-F:** All essential documents, forms, and directions should be printed in English and Spanish, and a reference sheet in multiple languages should be attached to inform non-English speaking persons who to contact.

Goal 2: Promote the development and rehabilitation of various types of housing that is affordable to lower income households.

Strategies: In order to address this goal, the following activities and strategies should be undertaken:

- **2-A:** Continue to support and encourage plans from both private developers and non-profit housing agencies to develop, construct, and/or rehabilitate affordable housing in the City.
- **2-B:** Encourage the development, construction, and/or rehabilitation of mixed income housing in the City.
- **2-C:** Survey the existing residential, mixed-use residential/commercial, and vacant structures to better utilize space for additional housing.
- **2-D:** Provide financial assistance to seniors and lower-income households in the City for home improvements so they can remain in their residences.
- **2-E:** Develop a housing rehabilitation program with low-interest loans/grants in lower-income neighborhoods where there is the highest percentage of vacant and deteriorated housing.
- **2-F:** Encourage the development and/or rehabilitation of workforce housing for income-eligible City employees and other City residents.

Goal 3: New affordable housing choices will be available to City employees and lower income households to make it financially feasible for them to live in the City of Roswell.

Strategies: In order to address this goal, the following activities and strategies should be undertaken:

- **3-A:** Strengthen partnerships between public and private entities to encourage economic development, improve the City's tax base, and create a more sustainable economy with additional employment opportunities.
- **3-B:** Support and encourage live/work spaces for entrepreneurs and start-up businesses in the City.

- **3-C:** Promote the development and rehabilitation of vacant and underutilized spaces in the commercial areas to create new “start-up” or “pop-up” businesses to increase new job opportunities.
- **3-D:** Improve (encourage expansion of) the public transportation system so lower-income persons can have a means of transportation to and from place(s) of work.
- **3-E:** Promote and encourage existing commercial and light-industrial firms to expand their operations, which will increase employment opportunities.

Goal 4: To bring local policies and regulations into compliance with state and Federal laws, including the Federal Fair Housing Act, Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, etc., to affirmatively further fair housing and housing choice in the City of Roswell.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Review and annually update the City’s Unified Development Code (zoning ordinance) to include additional definitions and clarification on group homes.
- **4-B:** Continue to enforce local building codes through biennial inspections of all rental units to bring them into compliance under the City’s Apartment Code Enforcement (ACE) Program.
- **4-C:** Evaluate opportunities to assist both private and non-profit housing developers to construct and/or rehabilitate mixed-income housing.
- **4-D:** Implement the housing needs and opportunities recommendations from the City’s Comprehensive Plan, *Imagine Roswell – 2035*.
- **4-E:** Continue to review and update the City’s Comprehensive Plan on a biennial basis to ensure that it identifies the current needs and opportunities in the City of Roswell.

SP-60 Homelessness Strategy – 91.215(d)

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

The City supports the initiatives North Fulton Housing and Homeless Continuum of Care initiatives and projects to address the housing and supportive services of homeless people. The City of Roswell participates in CoC meetings with member non-profit agencies to exchange information and offer input. The City, through its CDBG allocation supports these local organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. Over the next Consolidated Plan period, the City plans to continue collaborating with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population.

Addressing the emergency and transitional housing needs of homeless persons

The City of Roswell will continue to support local non-profits such as North Fulton Community Charities, The Drake House, and the Housing Initiative of North Fulton in addressing transitional housing. Although, the City of Roswell does not receive its own ESG allocation; the city maintains steady support by leveraging its CDBG allocation to provide foundational support to these organizations. These organization are eligible to receive ESG support through Fulton County who receives a direct allocation to provide essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Fulton County including Roswell to include homeless families, single men and women, and survivors of domestic violence. The City and County supports increasing housing options and self-sufficiency for the homeless and near homeless by supporting transitional housing where appropriate.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City regularly collaborates with the North Fulton County Housing and Homeless Continuum of Care, is a nine-member coalition of local non-profit organizations bound by a memorandum of understanding to help individuals, children, and families facing housing crises. The City works closely with CoC member organizations to provide foundational support for these

organizations to be able to continue to provide needed services to the residents of the Roswell community. The CoC has been an advocate for the Roswell Housing Authority's vision for redevelopment of the Groveway neighborhood. The City also supports initiatives brought forth through the CoC and the Roswell Georgia Initiative for Community Housing team's effort to increase homeownership.

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

Public systems or institutions (i.e. jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. For homeless families with children, a centralized intake is in place that seeks to mediate/prevent homelessness whenever possible, reduce the homeless episode for families through rapid rehousing and shelter/transitional housing focused on moving families from homelessness to permanent housing as soon as possible, and permanently house the most vulnerable families, as resources are available. The North Fulton Housing and Homeless Continuum of Care Discharge Planning Workgroup will continue to work closely with hospitals to make sure that hospital social workers have appropriate discharge protocols and are not routinely discharging patients to the streets or emergency shelter.

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

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

According to the 2000 Decennial Census, 12% of Roswell's housing units were built before 1978. In order to address lead-based paint hazards the City adheres to the Residential Lead-Based Paint Hazard reduction Act of 1992 in federally assisted housing. The City requires disclosure of known information on lead-based paint hazards before the sale or lease of housing built before 1978. The City has also implemented city codes and regulations to protect its citizens from lead-based paint hazards which is integrated through purchasing policies and code enforcement.

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

All services are offered to residents regardless of the extent of the lead poisoning and hazards. The Georgia Department of Public Health issues lead hazard control orders which are strictly enforced. Due to the age of a significant number of housing in Roswell there is a need to address Lead Based Paint (LBP) hazards much in excess of available resources.

The national leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. According to the Georgia Department of Public Health, the Federal Law (Title X, Section 1018) requires landlords, sellers, and renovators to give information on lead based paint and lead based paint hazards before the sale or lease of target housing. Target housing includes most private housing, public housing, housing receiving federal assistance and federally owned housing built before 1978. Additionally, the Georgia Department of Public Health administers the Healthy Homes and Lead Painting Prevention Program. Lead poisoning is the leading environmental hazard to children, creating devastating irreversible health problems. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance. This is an important factor since it is not the lead itself that causes health hazards, but instead the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.

The high risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a recently remodeled home originally built before 1978

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

The City requires mitigating measures to reduce lead-based paint hazards and establish Healthy Homes principles in low- and moderate-income housing units within the City of Roswell. The City has established codes and regulations for this program and enforces them through code enforcement.

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

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

The City of Roswell works closely with the Georgia Department of Labor, and the Fulton County Workforce Development Program. The City direct residents to these agencies for educational, workforce readiness, employment services, and small business development. The City will also explore ways to partner with other organizations in the community who work to promote financial literacy and reduce the number of persons in poverty.

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

The strategies mentioned above directly coordinate with the activities in this Plan and also support the 2017 AI. The City of Roswell uses CDBG funding to support public service activities and facilities that exist to reduce poverty through training programs and employment activities. The also, through its HOME investment partnerships program, plans to increase affordable housing options for low-income families. Providing these families with affordable housing options can help increase their financial stability and help them out of poverty as well as lowering the housing burden for those in need.

SP-80 Monitoring – 91.230

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

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

Each program year, Roswell prepares a risk analysis matrix for monitoring all appropriate subrecipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 14-04, issued March 1 2014, which delineates the relevant factors to monitor in order to determine the risk level for grantees or its subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, staff members complete a risk analysis worksheet that reviews financial capacity; overall management; planning capacity and meeting HUD national objectives. Each subrecipient is graded and their score reflects one of three categories: low risk [0-30 points]; moderate risk [31-50 points]; and high risk [51-100 points]. The city determines its annual monitoring strategy based on the number of moderate to high risk subrecipients.

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

Expected Resources

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

Introduction

The City of Roswell receives a direct allocation of Community Development Block Grant funds. The City is responsible for administration of the CDBG and HOME program in compliance with the HUD regulations and requirements and has responsibility for the final allocation of funds for program activities. These funding sources are expected to be available over the next five years.

The PY2018 budget, not including program income, is \$466,485. The City does not anticipate receiving any program income during the next Plan year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of 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	\$466,485	\$0	\$0	\$466,485	\$1,865,940	CDBG funding will address housing, community development and economic development needs in the City. Agencies will leverage CDBG funds with other public social service dollars and private donations.

Table 52 - Expected Resources – Priority Table

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

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

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

Not applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

SORT ORDER#	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEORGRAPHIC AREA	NEEDS ADDRESSED	FUNDING	GOAL OUTCOME INDICATOR
1	Improve access to and quality of housing	2018	2022	Affordable housing	Citywide	Expand affordable housing opportunities	\$199,904	Rental Housing: <u>15</u> Units
2	Planning and administration	2018	2022	Administration	Citywide	Planning & administration	\$61,509	Other: <u>1</u>
3	Provide public services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	\$46,132	Public Services for LMI Benefit: <u>30</u> households
Total							\$307,545	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name: Improve access to and quality of housing
	Goal Description: Support rehabilitation of housing for low income households
2	Goal Name: Planning and administration
	Goal Description: Administrative and planning costs to operate the CDBG program successfully
3	Goal Name: Housing/services for persons who are homeless
	Goal Description: Supporting short- and long-term homeless facilities, housing, and associated services
4	Goal Name: Provide public services
	Goal Description: Provision of public services

Projects

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2018 provides a comprehensive overview of CDBG activities.

Projects

PROJECT #	PROJECT NAME
1	Housing Rehabilitation
2	CDBG Administration
3	Public Services

Table 54 – Project Information

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

The City of Roswell committed to allocating funds that serve the needs of the lowest income and most disadvantaged residents, which is reflected in the table of projects selected above.

The reduction of funding at the local, state, and federal levels will significantly limit the resources available to meet the needs of low and moderate income residents. With declining resources from various sources, the City and non-profit organizations will be unable to serve all persons who are in need of services and, in some cases, programs may cease to exist due to the decrease in funding.

AP-38 Project Summary

Project Summary Information

PROJECT #	PROJECT NAME	DESCRIPTION	FUNDING SOURCE	FUNDING AMOUNT	LOCATION	ACTIVITY
1	Housing Rehabilitation	Support rehabilitation of housing for low income households	CDBG	\$199,904.00	Citywide	Improve access to and quality of housing
2	CDBG Administration	Planning and administration for CDBG program.	CDBG	\$61,509.00	Citywide	Planning and administration
3	Public Services	Provision of public services	CDBG	\$46,132.00	Citywide	Provide public services
Total				\$307,545.00		

AP-50 Geographic Distribution – 91.220(f)

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

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

Summarized Block Group Data, Based on 2006-2010 American Community Survey

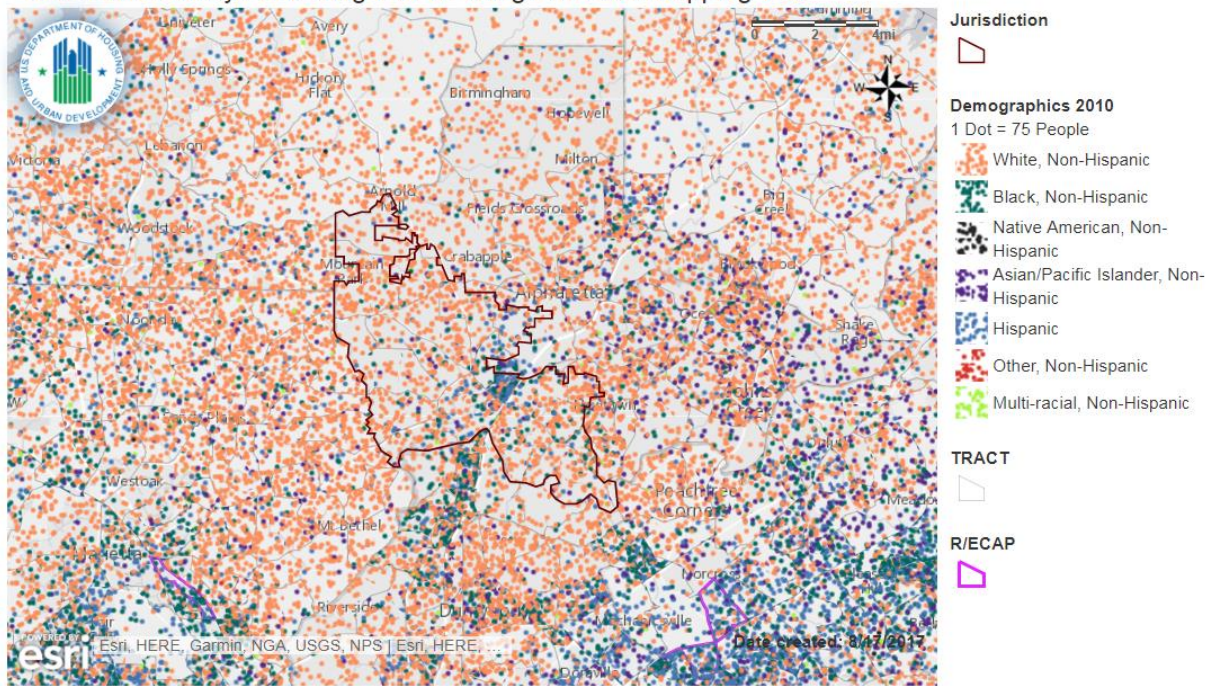
TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
011421	1	1175	2245	52.34%
011421	2	810	1475	54.92%
011420	3	1330	2210	60.18%
011405	4	1260	1950	64.62%
011611	3	1830	2695	67.90%
011420	2	2390	3415	69.99%
011405	3	1475	2090	70.57%
011414	1	1470	2050	71.71%
011420	1	1380	1650	83.64%

Source: HUD Exchange, FY 2016 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey, <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-summarized-block-groups/>

Racially and Ethnically Concentrated Areas of Poverty

In addition to accessing residential patterns of protected classes, this section uses a methodology developed by HUD to identify racially and/or ethnically concentrated areas of poverty (RCAP/ECAPs). HUD defines an RCAP/ECAP as a census tract with an individual poverty rate of 40% or greater (or an individual poverty rate at least 3 times that of the tract average for the metropolitan area, whichever is lower) and a non-White population of 50% or more. According to the HUD AFFH Mapping tool and the 2009-2013 American Community Survey, the City of Roswell does not have any areas of concentrated poverty, as shown in the following map.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 1 - Race/Ethnicity

Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

Jurisdiction: Roswell (CDBG)

Region: Atlanta-Sandy Springs-Roswell, GA

Source: HUD AFFH, <https://egis.hud.gov/affht/#>

Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

Table 55 - Geographic Distribution

**Note: 20% of CDBG funds will be allocated for eligible CDBG administrative activities and 10% for HOME administrative costs.*

Rationale for the priorities for allocating investments geographically

The City will use HOME and CDBG funds throughout the jurisdiction to serve low and moderate-income persons. A portion of HOME and CDBG funds will be used for the rehabilitation of rental housing and to allocate funding to local service providers in the City. This method of allocation will enable the City to serve the most disadvantaged residents given the limited funding available.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will use HOME funds and a portion of CDBG funds for new affordable housing and to rehabilitate existing housing units. The special needs population will be served through grants to local service providers. The homeless population will be served through assistance grants to local service providers. The goals below are estimates based on the 2018 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	20
Special-Needs	0
Total	30

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 57 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Roswell, also known as the Roswell Housing Authority (RHA), was established in 1950. The RHA's objectives are to assure that the development meets our mission of providing quality low-income housing and to develop experience and capacity to develop and manage LIHTC developments in the future. The Housing Authority of the City of Roswell only offers public housing. It does not administer the Section 8 Housing Choice Voucher Program. The public housing units are located at public housing located on Oak, Myrtle and Grove St in the City on two independent campuses.

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

In 2016, the Roswell Housing Authority partnered with the Integral Group and Schmit & Associates to replace the 65-year-old public housing units with a public-private development that will offer, pedestrian friendly environments with market rate and affordable housing. The new complex named, the Veranda at Groveway is a \$13 million redevelopment project and will consist of 102 units, 80 of which will be rent-restricted for residents 62 and older.

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

The RHA operates a tenant council which will provide for unified input into policies and practices of the organization and future planning. The objective of the Council is to review the effectiveness of housing authority policies and practices, make recommendations for expanded tenant services and activities, have opportunity and a position on the agenda of every Commissioner Board meeting, and have input into the redevelopment plans of the housing authority.

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

Not applicable

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

Introduction

The City of Roswell FY2018 Annual Action Plan provides funding support for agencies providing services to the homeless. CDBG funds are also being provided to Drake House for renovations to existing housing service homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Roswell will continue to work closely with agencies affiliated with the North Fulton Community Coalition. The City will support agencies by providing operating dollars for agencies serving homeless clients. Risk factors for becoming homeless include a history of instability and a dramatic change in income. Since rent in this area is not affordable for some families leaving them with little to save for emergencies.

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

The City supports the initiatives North Fulton Housing and Homeless Continuum of Care initiatives and projects to address the housing and supportive services of homeless people. The City of Roswell participates in CoC meetings with member non-profit agencies to exchange information and offer input. The City, through its CDBG allocation supports these local organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. Over the next Consolidated Plan period, the City plans to continue collaborating with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Roswell will continue to support local non-profits such as North Fulton Community Charities, The Drake House, and the Housing Initiative of North Fulton in addressing transitional housing. Although, the City of Roswell does not receive its own ESG allocation; the city maintains steady support by leveraging its CDBG allocation to provide foundational support to these organizations. These organization are eligible to receive ESG support through Fulton County who receives a direct allocation to provide essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Fulton County including Roswell to include homeless families, single men and women, and survivors of domestic violence. The City and County supports increasing housing options and self-sufficiency for the homeless and near homeless by supporting transitional housing where appropriate.

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

The City regularly collaborates with the North Fulton County Housing and Homeless Continuum of Care, is a nine-member coalition of local non-profit organizations bound by a memorandum of understanding to help individuals, children, and families facing housing crises. The City works closely with CoC member organizations to provide foundational support for these organizations to be able to continue to provide needed services to the residents of the Roswell community. The CoC has been an advocate for the Roswell Housing Authority's vision for redevelopment of the Groveway neighborhood. The City also supports initiatives brought forth through the CoC and the Roswell Georgia Initiative for Community Housing team's effort to increase homeownership.

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

Public systems or institutions (i.e. jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. For homeless families with children, a centralized intake is in place that seeks to mediate/prevent homelessness whenever possible, reduce the homeless episode for families through rapid rehousing and shelter/transitional housing focused on moving families from homelessness to permanent housing as soon as possible, and permanently house the most vulnerable families, as resources are available. The *North Fulton Housing and Homeless Continuum of Care Discharge Planning Workgroup* will continue to work closely with hospitals to make sure that hospital social workers have appropriate discharge protocols and are not routinely discharging patients to the streets or emergency shelter.

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employment, education, or youth needs

Public systems or institutions (i.e. jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. For homeless families with children, a centralized intake is in place that seeks to mediate/prevent homelessness whenever possible, reduce the homeless episode for families through rapid rehousing and shelter/transitional housing focused on moving families from homelessness to permanent housing as soon as possible, and permanently house the most vulnerable families, as resources are available. The North Fulton Housing and Homeless Continuum of Care Discharge Planning Workgroup will continue to work closely with hospitals to make sure that hospital social workers have appropriate discharge protocols and are not routinely discharging patients to the streets or emergency shelter.

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

Introduction:

The City's housing market presents significant impediments to development of an adequate supply of affordable housing for low to moderate-income people. Loss of major manufacturing employment opportunities coupled with rising construction costs has created a significant barrier to affordable housing. The City's Analysis of Impediments (AI) to Fair Housing Choice (2017) examined a number of areas in which barriers to the development of affordable housing might exist. Barriers identified in the AI and over the course of the outreach for the development of this Consolidated Plan, include:

- There is a continuing need to educate renters and homebuyers about their rights under the Fair Housing Act and to advise realtors, sellers, landlords, mortgage brokers, and the public in general about the Fair Housing Act and their obligations under the Act.
- About a quarter (24.7%) of the existing homeowners in Roswell are spending more than 30% of their total income on housing cost, which makes them cost burdened. Almost half (49.8%) of the existing renter households in Roswell are spending more than 30% of the total income on housing, which makes them cost burdened.
- There is a lack of economic opportunities in the City, which prevents lower-income households from increasing their income and thus their housing choice. The cost of housing in the City limits housing choice for government and public service employees.
- Public policies such as building codes and zoning ordinances need to be annually reviewed. Furthermore, these policies affect the construction and rehabilitation of housing in the community and determine occupancy requirements, locations, and density of housing.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Goal 1: Improve knowledge and awareness of the Fair Housing Act, related housing and discrimination laws, regulations, and the requirements to affirmatively further fair housing in the community.

Strategies: In order to address this goal, the following activities and strategies should be undertaken:

- **1-A:** Outline the procedures and process to report or file a fair housing complaint.
- **1-B:** Publicize the procedures and process in the local newspaper; post in public buildings, social service agencies' offices, and print out fliers to pass out.
- **1-C:** Develop opportunities to educate tenants, landlords, sellers, and mortgage brokers.
- **1-D:** Establish an arbitration process for fair housing complaints which are filed on the basis of refusal to make reasonable accommodations.
- **1-E:** Review and improve the rate of underwriting approval for minorities and persons of Hispanic origins in mortgage loan approvals as evidenced by the Home Mortgage Disclosure Act (HMDA) data.
- **1-F:** All essential documents, forms, and directions should be printed in English and Spanish, and a reference sheet in multiple languages should be attached to inform non-English speaking persons who to contact.

Goal 2: Promote the development and rehabilitation of various types of housing that is affordable to lower income households.

Strategies: In order to address this goal, the following activities and strategies should be undertaken:

- **2-A:** Continue to support and encourage plans from both private developers and non-profit housing agencies to develop, construct, and/or rehabilitate affordable housing in the City.
- **2-B:** Encourage the development, construction, and/or rehabilitation of mixed income housing in the City.
- **2-C:** Survey the existing residential, mixed-use residential/commercial, and vacant structures to better utilize space for additional housing.
- **2-D:** Provide financial assistance to seniors and lower-income households in the City for home improvements so they can remain in their residences.
- **2-E:** Develop a housing rehabilitation program with low-interest loans/grants in lower-income neighborhoods where there is the highest percentage of vacant and deteriorated housing.
- **2-F:** Encourage the development and/or rehabilitation of workforce housing for income-eligible City employees and other City residents.

Goal 3: New affordable housing choices will be available to City employees and lower income households to make it financially feasible for them to live in the City of Roswell.

Strategies: In order to address this goal, the following activities and strategies should be undertaken:

- **3-A:** Strengthen partnerships between public and private entities to encourage economic development, improve the City's tax base, and create a more sustainable economy with additional employment opportunities.
- **3-B:** Support and encourage live/work spaces for entrepreneurs and start-up businesses in the City.
- **3-C:** Promote the development and rehabilitation of vacant and underutilized spaces in the commercial areas to create new "start-up" or "pop-up" businesses to increase new job opportunities.
- **3-D:** Improve (encourage expansion of) the public transportation system so lower-income persons can have a means of transportation to and from place(s) of work.
- **3-E:** Promote and encourage existing commercial and light-industrial firms to expand their operations, which will increase employment opportunities.

Goal 4: To bring local policies and regulations into compliance with state and Federal laws, including the Federal Fair Housing Act, Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, etc., to affirmatively further fair housing and housing choice in the City of Roswell.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Review and annually update the City's Unified Development Code (zoning ordinance) to include additional definitions and clarification on group homes.
- **4-B:** Continue to enforce local building codes through biennial inspections of all rental units to bring them into compliance under the City's Apartment Code Enforcement (ACE) Program.
- **4-C:** Evaluate opportunities to assist both private and non-profit housing developers to construct and/or rehabilitate mixed-income housing.
- **4-D:** Implement the housing needs and opportunities recommendations from the City's Comprehensive Plan, *Imagine Roswell – 2035*.
- **4-E:** Continue to review and update the City's Comprehensive Plan on a biennial basis to ensure that it identifies the current needs and opportunities in the City of Roswell.

AP-85 Other Actions – 91.220(k)

Introduction:

The following describes the planned actions or strategies that the City of Roswell will pursue in the next year to

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

Actions planned to foster and maintain affordable housing

The City will use HOME funds and a portion of CDBG funds for new affordable housing initiatives and to rehabilitate existing housing units. The special needs population will be served through grants to local service providers. The homeless population will be served through assistance grants to local service providers.

Actions planned to reduce lead-based paint hazards

According to the 2000 Decennial Census, 12% of Roswell's housing units were built before 1978. In order to address lead-based paint hazards the City adheres to the Residential Lead-Based Paint Hazard reduction Act of 1992 in federally assisted housing. The City requires disclosure of known information on lead-based paint hazards before the sale or lease of housing built before 1978. The City will continue to implement city codes and regulations to protect its citizens from lead-based paint hazards which is integrated through purchasing policies and code enforcement.

Actions planned to reduce the number of poverty-level families

The City of Roswell works closely with the Georgia Department of Labor, and the Fulton County Workforce Development Program. The City direct residents to these agencies for educational, workforce readiness, employment services, and small business development. The City will also explore ways to partner with other organizations in the community who work to promote financial literacy and reduce the number of persons in poverty.

Actions planned to develop institutional structure

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

The Community Development Department will address gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons.
- Evaluate the procurement process and guidelines for all rehabilitation and construction projects.
- Coordinate projects among City departments and support ongoing efforts for City initiatives.
- Maintain a strong working relationship with the Roswell Housing Authority VIII based on the mutually shared goal of providing suitable housing for low- and extremely low-income persons.
- Work with and financially support local nonprofits operating in low- and moderate-income neighborhoods to build affordable housing for the elderly, veterans and other special needs populations.
- Use established lines of communication to identify opportunities for joint ventures with agencies that provide funding to construct affordable housing and/or finance homeownership opportunities.

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

The City of Roswell will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. By continuing to collaborate with the North Fulton Community Coalition, the community will continue to streamline the actions of public service agencies to improve the lives of all persons in Roswell. These groups address a broad range of needs for families including homelessness, public safety, workforce development, literacy, and allocation of other resources. The support of this coalition allows local non-profit organizations to focus their efforts collectively and to avoid duplication of services within the City.

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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Appendix - Alternate/Local Data Sources

1	Data Source Name
	Chas
	List the name of the organization or individual who originated the data set.
	Chas 2005-2009
	Provide a brief summary of the data set.
	Chas 2005-2009
	What was the purpose for developing this data set?
	Chas 2005-2009
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	
Default	
What time period (provide the year, and optionally month, or month and day) is covered by this data set?	
Chas 2005-2009	
What is the status of the data set (complete, in progress, or planned)?	
Complete	