



2023-2027

CONSOLIDATED PLAN & 2023 ANNUAL ACTION PLAN



City of Roswell
Grants Division
38 Hill Street, Roswell, GA 30075
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Executive Summary

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

Introduction

Roswell, Georgia is a dynamic city in northern Fulton County that is characterized by a bustling downtown, historic homes and buildings, and green spaces. Roswell is the ninth largest city in Georgia with just over 94,000 residents. The City of Roswell receives a direct assistance under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program as an entitlement community. The City also participates with the Georgia urban County Consortia (GUCC) to receive program funds under the HOME Investment Partnerships Program (HOME). Funds for these programs must be expended within the City for participants who meet applicable eligibility criteria and for eligible activities as identified in program regulations and guidelines.

Purpose of the Consolidated Plan and Annual Action Plan:

As a recipient of federal grant funds, the City of Roswell is required by HUD to produce a Consolidated Plan every five years and an Annual Action Plan every year. These documents serve as the application for funding for the following federal entitlement programs that serve low-income individuals and/or families in Roswell:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)

The City's Con Plan for FY2023 – FY2027 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 has been allocated \$442,071 in CDBG funds and \$112,356.17 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.

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 2023-2027 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 and Neighborhood Facility Improvements

Evaluation of past performance

Each year, the City of Roswell reports its progress in meeting the five-year strategic and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the accomplishments from the City's 2021 CAPER.

The City's highest funded priority in 2021 was Public Facility Improvements for low to moderate income clientele. The City allocated \$254,500 to this goal. The City of Roswell Public Works Department received \$204,500 to replace the Tuxedo Court waterline which benefitted 1,690 LMI persons, and the North Fulton Child Development association received \$50,000 to make repairs to the Child Development Center which will benefitted 150 LMI children.

The City's second highest funded priority in 2021 was to Improved Access and Quality of Housing. The City allocated \$152,700 to this goal. Enable of Georgia received \$82,700 to rehabilitate four group homes for adults with special needs, and Homestretch Inc. received \$70,000 to replace roofs and flooring for 22 multi-family housing units on Millbrook Circle.

The City's third highest funded priority in 2021 was to Increase and Improve Public Services. The City allocated \$42,800 to this goal. Senior Services North Fulton received \$30,000 to help fund a transportation program for Seniors to and from health and wellness appointments which benefitted 40 LMI Seniors. The YMCA of Alpharetta received \$12,800 to provide after school scholarships to Roswell elementary schools which benefitted 10 LMI children.

The City's fourth highest funded priority in 2021 was Planning and Administration related the management of the CDBG program. The City allocated \$27,2132 to this goal. The funds go towards partial funding of a Grants Specialist position to oversee the CDBG program; advertising, fair housing education, plan development; and other professional services as required by the program.

Summary of citizen participation process and consultation process

The City of Roswell conducted significant consultation with the public, nonprofit leaders, elected officials, City Staff, homeless service providers, fair housing advocates, and leaders representing minority groups in the preparation of this plan. The Grants Division staff hosted five needs assessment meetings prior to the development of the plan and two public hearings to review the

draft priorities and proposed projects. The meetings are summarized in the Citizen Participation Section of this plan.

During the development of the plan, the City of Roswell met minimal citizen participation requirements by describing the City's methodology for involving citizens in the local program planning, project/activity implementation process, and providing a platform for citizens to provide input.

The City of Roswell Grants Division updates its Citizen Participation Plan every five years. The process for involving citizens may change from time-to-time, as described in the Citizen Participation Plan approved by the Mayor & City Council, and as required by HUD, for consistency with changes in the citizen participation requirements of 24 CFR Part 91. The complete Citizen Participation Plan can be found in the Appendix of this document.

To solicit citizen input in the development of Consolidated Plan FFY 2023-2027, the Grants Division compiled a citizen/stakeholder mailing and email list, which was used to notify the public of proposed meetings, and to inform the public of changes that may take place throughout the Consolidated Plan preparation. The City of Roswell held five needs assessment meetings from Tuesday, September 20, 2022 through Thursday, September 22, 2022 to solicit public input on the proposed 2023-2027 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the 2023 Annual Action Plan documents. Additionally, the City solicited citizen input through surveys from Thursday, September 1, 2022 through Friday, September 30, 2022.

Summary of public comments

All public comments received support the strategic priorities identified in this Consolidated Plan. To review all public comments, please refer to the Appendix

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

All comments were accepted.

Summary

The Proposed Consolidated Plan 2023-2027 established strategic priorities as a product of extensive consultation with community stakeholders, combined with data from the U.S. Census and other sources, which indicate specific housing and community development needs in the City of Roswell. Combined with a needs assessment survey, under the Citizen Participation Plan, the City identified the following strategic priorities to address utilizing CDBG and HOME funds in conjunction with leveraging other public and private investments:

1. Affordable Housing
2. Clearance and Demolition

3. Administration

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

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	Administration Department/Grants Division
CDBG Administrator	ROSWELL	Administration Department/Grants Division
HOME Administrator	Georgia Urban County Consortia	Administration Department/Grants Division and Cobb County CDBG Program Office

Table 1 – Responsible Agencies

Narrative

Under the direction of the Administration Department, the Roswell Grants Division manages the City’s HUD grants. The Grants Division works to ensure that the City of Roswell, an entitlement community, maximizes the use of its HUD funding to provide decent, safe, and affordable housing, a suitable living environment, and expanded economic opportunities for its citizens. The Mayor & City Council awards funding to qualified subrecipient agencies and City departments through an annual competitive application process.

The Grants Division developed the Consolidated Plan which provides a comprehensive strategy that addresses the City’s housing and community development needs for the use of CDBG.

Consolidated Plan Public Contact Information

Public concerns, issues, or comments regarding the 2020-2024 Consolidated Plan are to be directed to:

Mr. Charles Alford, Grants Specialist
City of Roswell
38 Hill Street
Roswell, GA 30075
(770) 641-37278
calford@roswellgov.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

The City of Roswell conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The City held a kickoff meeting and five public meetings through its public engagement process prior to the development of the plan and two public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of 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. These stakeholders included city elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, workforce development organizations, mortgage lenders, and others. The public meetings and focus groups included group discussions of the connections between housing and other community needs. 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 Fulton County Continuum of Care. The Fulton County Continuum's goal is to provide solutions to end homelessness in 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.

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 September 2022. The Grants Division also hosted stakeholder meetings that included representatives from the following

organizations:

Agency/Group/ Organization	Agency/Group/ Organization Type	Section of Plan Addressed by Consultation	How Consulted
City of Roswell	Other government - Local	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Drake House	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Roswell Housing Tenants	Public Housing Residents	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Child Development Association	Early Childhood Education	Education; 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
HomeStretch, Inc	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
St. Vincent de Paul of Georgia	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Habitat NCG	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Senior Services of North GA	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
InCommunity	Nonprofit	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Grovelay Community Group	Private Agency	Homeless Needs; Non-Homeless Special Needs	Public Meeting
Roswell Presbyterian Church	Private Agency	Homeless Needs; Non-Homeless Special Needs	Public Meeting

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?
Roswell 2040 Comprehensive Plan	City of Roswell	A central theme of the Roswell 2040 Plan is to provide more housing choice, options for redevelopment and infrastructure expansion.
Continuum of Care	Fulton County 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):

N/A

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

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

A Community Needs Survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds.

In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the City population as a group.

The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English and Spanish.

Public meetings were also held in order to provide forums for residents of the study area and other interested parties to contribute to this Consolidated Plan and Annual Action Plan. Meetings were held during the evening in various locations across the city, providing a variety of options for residents to attend. Public notices of the meetings were displayed in local newspapers and through email notifications to stakeholder contacts. Meetings were held at the times and locations shown in the following table throughout the City. A summary of comments received at the meetings is included in the Appendix to this document and a list of meeting times and locations is shown on the next page.

<p>Mayor & City Council Meeting Monday, August 8, 2022 5:00 PM-6:00 PM Roswell City Hall Room 220</p>	<p>Nonprofit Stakeholder Meeting Monday, September 19, 2022 2:00 PM-3:00 PM Roswell City Hall Room 220</p>
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<p>Public Input Meeting #1 Monday, September 19, 2022 6:00 PM-7:00 PM East Roswell Library Main Meeting Room</p>	<p>City of Roswell Department Head Meeting Tuesday, September 20, 2022 2:00 PM-3:00 PM Roswell City Hall Room 220</p>
<p>Public Input Meeting #2 Tuesday, September 20, 2022 5:30 PM-6:30 PM Roswell City Hall Council Chambers</p>	<p>Public Input Meeting #3 Roswell Housing Authority Wednesday, September 21, 2022 5:30 PM – 6:30 PM Roswell Housing Authority Community Room</p>

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	Direct Mailings	Community Stakeholders, Nonprofits, County Departments, low- and moderate-income city residents	Notices to advertise public hearings, surveys, workshops, and stakeholder interviews were sent to target outreach groups. Attendance is noted for each mode of outreach	Consolidated Plan 2023-2027 priority needs were established from comments received through all modes of outreach advertised.	N/A	N/A
2	Public Hearings/ Public Meetings	Community Stakeholders, Nonprofits, County Departments, low- and moderate-income city residents	Five public meetings were held to receive citizen input from residents in on community development, housing, and homeless needs and impediments to fair housing in the City.	Consolidated Plan 20230-2027 priority needs were established in part from comments received at the public hearings.	N/A	N/A
3	Survey	Citywide	216 survey responses were received in relation to the Consolidated Plan.	Consolidated Plan 2023-2027 priority needs were established in part from the survey results.	N/A	N/A
4	Flyers	Citywide	Provided advertisement for Public Hearings, Public Meetings, and Needs Assessment survey links.	Consolidated Plan 2023-2027 priority needs were established in part from feedback received from Needs Assessment Surveys and comments received during Public Hearings and Public Meetings.	N/A	N/A

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.

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. These "special tabulation" data provide counts of the numbers 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 policymakers. 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.

Assessing the specific housing needs of Roswell, Georgia is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the City's affordable rental and single-family homes was conducted based on available demographic, economic and housing data for the City of Roswell utilizing HUD's new eCon Planning Suite downloaded in 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 identify funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of this assessment are provided in this section.

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

Summary of Housing Needs

According to the 2013-2017 5-Year American Community Survey, the City of Roswell is home to 94,240 residents living in 34,215 households, as shown in Table 5. Since 2009, the population grew by 8%, while the number of households expanded by 17%. Median household income increased by 10% from \$79,733.00 in 2009 to \$87,911 in the 2013-2017 ACS.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	86,969	94,240	8%
Households	29,290	34,215	17%
Median Income	\$79,733.00	\$87,911.00	10%

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

Table 6 identifies income levels for a variety of household types, including small families (2-4 members) large families (5 or more members), households with young children, and households with seniors. As shown, 12,225 households in the City of Roswell have low or moderate incomes (under 80% of HUD Area Median Family Income (HAMFI)), which comprises 36% of the City’s households. Looking at income level by household type shows that over half of Households that contain at least one person age 75 or older (51% or 2,705 households) are low or moderate income. Large family households (42%) and households with at least one person 62-74 years of ages (33%) have incomes in close range as the total of households citywide. Small families have the lowest share with low and moderate incomes at 28% (4,660 households).

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,310	2,915	4,685	2,315	21,990
Small Family Households	700	1,200	1,655	1,105	11,730
Large Family Households	265	295	385	125	1,455
Household contains at least one person 62-74 years of age	380	535	845	405	4,335
Household contains at least one person age 75 or older	360	365	445	205	1,330
Households with one or more children 6 years old or younger	495	645	720	450	2,910

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	0	15	30	105	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	80	55	0	210	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	200	70	40	390	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	895	965	200	15	2,075	740	305	545	115	1,705

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	70	790	1,510	140	2,510	50	255	470	435	1,210
Zero/negative Income (and none of the above problems)	25	0	0	0	25	180	0	0	0	180

Table 7 – Housing Problems Table

Data Source: 2013-2017 CHAS

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	1,105	1,245	345	90	2,785	740	305	555	115	1,715
Having none of four housing problems	135	865	2,455	965	4,420	120	495	1,330	1,150	3,095

	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
Household has negative income, but none of the other housing problems	25	0	0	0	25	180	0	0	0	180

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

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	440	895	410	1,745	185	95	340	620
Large Related	195	280	50	525	35	15	150	200
Elderly	145	280	300	725	355	330	410	1,095
Other	360	535	960	1,855	210	115	125	450
Total need by income	1,140	1,990	1,720	4,850	785	555	1,025	2,365

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	370	420	25	815	185	80	200	465
Large Related	135	45	0	180	35	15	85	135

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	145	205	140	490	320	145	205	670
Other	360	325	50	735	200	65	55	320
Total need by income	1,010	995	215	2,220	740	305	545	1,590

Table 10 – Cost Burden > 50%

Data 2013-2017 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	155	270	95	40	560	0	0	10	0	10
Multiple, unrelated family households	0	10	30	0	40	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	155	280	125	40	600	0	0	10	0	10

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

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

Estimates of the number of single person households in need of housing assistance are not available for the City of Roswell. In Tables 9 and 10 above, non-elderly single person households are included in the "other" household category, along with non-family households, such as roommates or non-married partner households. Table 9 shows that there are an estimated 1,855 "other" renter households and 405 "other" owner households with low or moderate incomes who spend more than 30% of their income on housing. Table 10 reflects households that are severely cost burdened, 33% of renter households and 20% of owner households, meaning that they spend over 50% of their income on housing. Reflected in Table 11, there are a total of 560 single family households in the City of which 93% have incomes below 80% AMI.

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

According to the 2013-2017 5-Year American Community Survey, there are 58,729 households with a member that has a cognitive limitation, hearing or vision impairment, self-care/independent living situation, or an ambulatory limitation. As the population ages, programs to assist these households may be necessary within the City.

Domestic Violence is a pattern of coercive, controlling behavior that is a wide-spread, life-threatening crime affecting people in all communities regardless of age, ability, sexual orientation, race, ethnicity, religion, social standing, or immigration status. In 2021, the Roswell Police Department reported a response to 22 rape/sexual calls.

The Georgia Coalition Against Domestic Violence (GCADV) is Georgia's federally recognized domestic violence coalition, representing over 53 domestic violence organizations and programs across the state. The Center specializes 247 crisis support, emergency shelter, sexual assault advocacy to victims of domestic violence, sexual assault, or stalking. GCADV and its members and allies work collaboratively, along with community, corporate, and foundation partners, to achieve social and systems change on behalf of domestic violence survivors and their families. According to statistics, in 2019, there were 10,400 rape and sexual assault crisis calls and 52,282 domestic violence calls answered. Services provided include assistance through crisis lines, shelter, counseling, and court advocacy.

What are the most common housing problems?

Within the CHAS data, HUD identifies four housing problems:

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

including utilities)

In addition, HUD also defines severe housing problems as:

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

By far the most common housing problems in the City of Roswell for both owners and renters are cost burden. Table 9 reveals that 3,130 low- and moderate-income renter households spend more than 30% of their income on housing, as do 1,340 low- and moderate-income owner households, comprising 62% of total low- and moderate-income households, as Table 9 displays.

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 especially with current escalating rent and housing costs, putting additional economic pressure on a household.

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

Small related renters and elderly homeowners are more likely to be affected cost burdens housing problems. This is likely because within these households there is only one source of income including wages, retirement, social security, and disability payments. Those populations are at risk because many are likely living on month-to-month income payments and have limited savings or security net in times of crisis.

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 childcare, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present, such as 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 expense. Limited or lack of income can be linked to instability and risk of becoming homeless.

Discussion

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

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

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

Introduction

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

0%-30% of Area Median Income

At extremely low incomes, 85% or 1,965 households in the City of Roswell have one or more housing problems (as shown in Table 13). Three racial/ethnic groups experienced one or more housing problems: Whites (79%), Blacks (87%), Asians (100%), American Indian/Alaska Native (100%) and Hispanics (95%). Asians (65) and American Indian/Alaska Native (10) experience housing problems 100% of the total ethnic population at this income range.

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	1,965	135	205
White	1,025	100	165
Black / African American	300	30	15
Asian	65	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	500	4	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

The majority of households with incomes from 30 to 50% AMI have one or more housing problems (89% or 2,595 households) in the City of Roswell. Overall, Black households (98%), Asian (100%) and Hispanic households (91%) face needs at the highest rate than other racial/ethnic groups at this income level. At the 30%-50% income level, White households (82%) experience one or more housing needs at the lowest rate.

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	2,595	315	0
White	1,000	215	0
Black / African American	595	15	0
Asian	95	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	880	85	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Of the 4,685 City of Roswell households with moderate incomes, 61% have at least one housing problem. In the City, American Indian, Alaska Natives (67% or 20 households) have the highest rate of housing problems in the 50-80% income range. White households (64%) and Black households (63%) experience at least one housing problem at a similar range at this income. Asian households have a disproportionately lower incidence of housing need at 24% of the total population at the moderate-income level.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,880	1,805	0
White	1,815	1,030	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	550	325	0
Asian	35	110	0
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	435	315	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

At 80%-100% AMI, 780 or 34% households in the City of Roswell have at least one housing problem. White households (42%) have housing needs at a higher rate than Black households (27%). One ethnic group has a disproportionate need at the middle income; Asians at 4% or 4 households with one or more housing problem.

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	780	1,540	0
White	610	855	0
Black / African American	160	435	0
Asian	4	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	135	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Overall, CHAS data regarding housing problems by income level and race/ethnicity show that need is more common at low incomes –85% of extremely low-income and 89% of low-income households face one or more housing problems. At moderate incomes, that rate falls to 61%, and at middle incomes, to 34%.

Two groups experience a disproportionately greater incidence of housing needs than the City as a whole: A the low income (0-30% AMI) level, 100% of Asian and American Indian, and 100% of Alaska Native households have one or more of the four housing problems.

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

This section examines severe housing needs by income level and householder race and ethnicity. Like in the preceding analysis, this section uses HUD’s definition of disproportionately greater need, which occurs when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 17 through 20 identify the number of households experiencing one or more of the severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe overcrowding (more than 1.5 persons per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Income classification include extremely low income (under 30% of Area Median Income); low income (30-50% AMI); moderate income (50-80% AMI); and middle income (80-100% AMI).

0%-30% of Area Median Income

At extremely low incomes, 80% of households in the City of Roswell experience a severe housing problem (1,845 households). Black households (300) and Hispanic households (440) in the 0%-30% AMI experience severe housing needs at the highest percentages, 87% and 83% respectfully. About three-thirds of Whites have a severe housing need (76%). Lastly, sixty-five (100%) of Asian households face severe housing problems at a disproportionately greater rate.

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	1,845	255	205
White	975	150	165
Black / African American	300	30	15
Asian	65	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	440	65	25

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

At extremely low incomes, 53% of households in the City of Roswell experience a severe housing problem (1,550 households). Two groups experience severe at least one housing problem at higher levels than the City as a whole; Black households (395 or 65%) and Hispanic households (560 or 58%). White households (560) in the 30%-50% AMI experience severe housing needs at 46% and Asian households (25) at 26%.

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	1,550	1,360	0
White	560	650	0
Black / African American	395	210	0
Asian	25	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	560	410	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

At the 50%-80% AMI rate, 900 households or 19% of moderate-income households have one or more severe housing needs. At this income level, White households (705) have high rates of severe housing needs (25%) than the City as a whole. Black household have a lower rate of

severe needs in this income level (8% or 70 households).

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	900	3,785	0
White	705	2,140	0
Black / African American	70	805	0
Asian	0	145	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	120	630	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

At 80%-100% AMI, only 9% or 205 households have a severe housing problem. Likewise, only 7% or 40 of Black households experience a severe housing problem. White households experience a higher percentage of severe housing problems at this income level than the City as a whole at 11%.

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	205	2,115	0
White	160	1,310	0
Black / African American	40	555	0
Asian	0	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	135	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

Discussion

Overall, severe housing problems are most acute at lower income levels. Eighty percent of the City of Roswell households with incomes below 30% AMI face a severe need. At the 30-50% AMI income range, 53% of City residents have one or more severe house needs. As incomes increase, rates of severe housing problems lessen, dropping to 19% at the 50-80% AMI income level and 9% at the 80-100% AMI level.

At 0-100 percent of AMI, only White households are disproportionately impacted by severe housing problems, by HUD's definition, and make up the largest portion of households impacted by housing problems citywide. Of the 6,815 White households with incomes below AMI, all (56% percent) have one or more severe housing problems. Other groups with relatively greater need include: Black households (2,420 or 20%), Hispanic households (2,385 or 20%), and Asian households (395 or 3%).

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.

White renters and homeowners report the greatest number of housing problems, by virtue of their larger numbers in the total population. Black/African American, 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	24,385	5,440	4,145	245
White	18,660	3,300	2,385	180
Black / African American	2,415	850	765	15
Asian	1,205	205	90	0
American Indian, Alaska Native	30	30	0	0
Pacific Islander	10	0	0	0
Hispanic	1,760	985	815	50

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion:

As Table 21 shows, 16% of households in the City of Roswell spend between 30% and 50% of their income on housing costs. American Indian/Alaska Native (50%) and Hispanic (27%) households are disproportionately represented in this range compared to the jurisdiction as a whole. Twenty-one percent of Black households are burdened by housing costs at the 30%-50% income level.

At less than 30% AMI, 71% of households fall in this category overall. White households are affected closely to the range of the City as a whole at 76%. Asian and Pacific Islander households are disproportionately likely to fall within this category at 80% and 100% respectively, for the City as a whole. Black (60%), American Indian/Alaska Native (50%), and Hispanic (49%) households are disproportionately less than the jurisdiction as a whole.

Citywide, 12% of households spend over 50% of their income on housing costs. Rates of severe cost burdening by race and ethnicity range from 10% for Whites to 23% for Hispanics. No racial/ethnic group in this income range disproportionately face a high rate of severe cost burdening.

Combining the less than 30%, 30-50% and over 50% cost ranges shows that there are a total of 34,215 cost burdened households in the City of Roswell, which constitutes 36% of the City's total households. By race and ethnicity, rates of cost burdening range from 0.03% for Pacific Islanders to 11.8% for Blacks. White households are disproportionately likely to be cost burdened at 71.7% or 24,525.

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?

Tables 13 through 21 identify several instances of disproportionately greater need, which are summarized below:

Housing Problems – At extremely low incomes, Pacific Islanders experience housing problems 100% of the total ethnic population of 15 at this income range. At higher incomes (80-100% AMI), one ethnic group has a disproportionate need at the middle income; Hispanics at 27% or 65 households with one or more housing problem compared to 18% for the jurisdiction as a whole. Finally, at middle incomes, no group has a disproportionately greater need than the jurisdiction as a whole.

Severe Housing Problems – Fifteen household (100%) of Pacific Islander households face severe housing problems at a disproportionately greater rate at very low-income level (0%-30%) than the jurisdiction as a whole (72%), and Asian households (42%) face housing problems at a disproportionately greater rate at the low-income level 50%-80% AMI. At the 50%-80% AMI level, 880 households or 10% of moderate-income households have one or more severe housing needs.

Housing Cost Burdens - Combining the 30-50% and over 50% cost ranges shows that there are a total of 14,439 cost burdened households in the City of Roswell, which constitutes 32% of the City's total households. By race and ethnicity, rates of cost burdening range from 7% for Asians to 36% for Hispanics. Two groups are disproportionately likely to be cost burdened: African Americans (60% or 2,950 households) and Hispanics (52% or 9,190 households).

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

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

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

The U.S. Department of Housing and Urban Development (HUD) defines a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) as an area with one or more census tracts that contain the following characteristics:

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

Non-White includes persons identified as Hispanic or Latino (including Hispanic White), Black or African American, Asian, Native Hawaiian or Pacific Islander, American Indian or Native Alaskan, Other Races or Multi-racial. There are no census tracts in Roswell that reach the thresholds described above.

NA-35 Public Housing – 91.205(b)

Introduction

Established in 1950, the Housing Authority of the City of Roswell – also known as the Roswell Housing Authority (RHA) – owns and operates 95 units of project-based rental assistance housing on Oak, Myrtle and Grove St. locations in the city of Roswell, GA. The mission of the Roswell Housing Authority is to improve the quality of life of the residents of Roswell by providing quality, affordable housing in an environment that promotes dignity, pride and opportunity, serving as a community of hope. We are committed to being an innovative leader, developer and advocate believing that affordable housing and supportive programs improve the economic status of residents, transform neighborhoods, and stabilize lives. RHA is governed by a six-member Board of Commissioners appointed to three-year terms by the Mayor of the City of Roswell, Georgia. This includes one resident commissioner.

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 22 - 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 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

In the City of Roswell, the average household size is one. 36 residents registered for public housing that were age 62 and older, and 24 households have at least one resident who has some form of disability. A total of 93 households requested accessibility features upon applying for public housing. No residents reported having HIV/AIDS or being a victim of domestic violence.

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 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Of the 93 survey responses, over half, 51.61%, were white representing 48 public housing residents. Black/African American residents make up 47.31% of public housing residents. All other races represent 1.08% of households that live in public housing. The data suggests there is a larger concentration of White and Black residents which is not consistent with the total population numbers.

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 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Of the 93 public housing residents only 5.38% (5) were Hispanic, while 94.62% (88) were non-Hispanic.

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. Thus far, public housing residents need help increasing their incomes through job training, financial literacy, credit score improvement, and financial assistance to afford the City's housing costs and move toward self-sufficiency.

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

The needs of public housing residents are largely consistent with the needs of the low- and moderate-income population at large. In the general population, tenants are concerned about the quality and affordability of their existing housing. Without the housing subsidies and other supports provided by RHA, some of the affordability issues faced by the general population are even more acute.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Roswell as a municipality of Fulton County is required by the U.S. Department of Housing and Urban Development (HUD) to perform an annual count of individuals who are living unsheltered. HUD uses the data to allocate federal funding. The Point-In-Time (PIT) Count illustrates trends over time (increases or decreases) in homelessness and provides insights into the effectiveness of a community's housing programs and homeless services. The data is used to create a "snapshot" of the scope and scale of homelessness in the county, which provides policymakers and funders with critical information on the number and demographic characteristics of the families and individuals who are experiencing homelessness.

Due to the increased infectiousness of the Omicron COVID-19 variant and the recent surge in COVID-19 cases, the Fulton County GA 502 Continuum of Care (CoC) has received a waiver from the Department of Housing and Urban Development (HUD) to move the date to conduct the Point In Time Count (PIT) from January 27, 2022, to February 18, 2022. Minimizing the need for a physical exchange is particularly important this year given the safety concerns regarding central staging sites and carpooling. In addition, the County will not use public volunteers. Recognizing that participants may have ongoing concerns regarding COVID-19, Fulton County will continue to work within the existing guidelines and will conduct the count over multiple days, which is scheduled to run from February 18, 2022, through February 25, 2022.

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

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

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

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

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

We are not able to estimate the type of families in need of housing assistance for families with children and families of veterans because there is no current PIT count for the City of Roswell. Historically, families experiencing homelessness are similar to other families that are also poor, but who have a home to live in. Both struggle with incomes that are far less than they need to pay for housing. Homeless families are usually headed by a single woman with limited education, are typically young, and have young children. Homelessness can have a tremendous impact on children – their education, health, sense of safety, and overall development. A small subset of families may require more intensive or long-term support, through the provision of transitional housing, permanent rental assistance, or permanent supportive housing to escape homelessness. Families can also benefit from connection to other supports designed to strengthen and improve their lives, such as childcare, employment assistance, early childhood services, income support, or mental health counseling.

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

The City of Roswell does not have a current point in time count to clearly identify the race and ethnic groups experiencing homelessness in their community; however, most minority groups in the United States experience homelessness at higher rates than Whites, and therefore make up a disproportionate share of the homeless population. The effects of long-standing discrimination linger and perpetuate disparities in poverty, housing, criminal justice, and health care, among other areas. These disparities, in turn, can contribute to more minorities experiencing homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count. An unsheltered homeless person resides in:

- In a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street).
- A sheltered homeless person resides in:
- In an emergency shelter.
- In transitional housing or supportive housing for homeless persons who originally came from the streets or emergency shelters.

Information about unsheltered homeless people is useful for:

- service planning;
- demonstrating a need for resources in the Continuum of Care;

- raising public awareness about the issue of homelessness;
- accurately measuring and identifying the needs of populations that are the hardest to serve (chronically homeless); and
- measuring performance in eliminating homelessness, particularly chronic homelessness.

The City of Roswell does not have a current point in time count to describe the nature and extent of unsheltered and sheltered homeless.

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

Introduction:

This section will discuss the characteristics and needs of persons in various subpopulations of City of Roswell who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

HUD considers the following to be special needs populations:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug addictions
- Persons with HIV/AIDS and their families
- Victims of domestic abuse, dating violence, sexual assault, and stalking

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Both the elderly and persons with disabilities have difficulties in finding accessible and affordable housing. In addition to housing, these populations are challenged to find transportation and other supportive services. Persons with alcohol and other drug addiction problems often have difficulty finding resources and treatment facilities including the lack of a central point reference for persons seeking assistance. Persons living with HIV/AIDS are more likely to have income instability because of their medical condition and this can lead to the increased likelihood of homelessness. The needs of victims of domestic violence can vary to include shelter, transitional, and long-term housing, medical, counseling, and legal services.

Persons with Developmental Disability

Individuals with developmental disabilities are persons with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning. Impairments include 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 a significant need for more services to help developmentally disabled persons maintain residency with their families as well as additional housing and residential facilities. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

Research shows that vocational services, social and community involvement, and transportation are high priority services as well.

The 2021 ACS one year estimate reports there were approximately 8,167 persons with disabilities in Roswell representing 8.85% of the population. Of this total, 2,243 were elderly disabled, representing 27.46% of the disabled population. There were 4,411 disabled adults ages 18-64, or 54.01% of the population. ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Ambulatory difficulties represent 33.17% of the population, a significant portion of the disabled population.

Persons with Alcohol or Other Drug Addictions

Persons affected by alcohol or other substance abuse addictions may need many kinds of supportive services compared to other persons with disabilities, including counseling and treatment. Some may need supportive services tied to permanent supportive housing activities to ensure progress.

Victims of Domestic Violence

Victims fleeing domestic violence need a range of supportive services from shelter, transitional, and long-term housing options to counseling, medical needs, and other social services. A local non-profit organization assist victims of domestic violence daily and there is a Crisis Hotlines that local government and community members can provide to anyone they encounter that may need assistance.

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

The primary housing and supportive needs of these subpopulations (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 limited access to transportation, social services, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable. Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations.

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.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2020 for the Atlanta-Sandy Springs-Marietta MSA. The 2020 surveillance report states approximately 39,493 persons were living with HIV that includes approximately 1,352 of new diagnoses. The HIV statistic is undifferentiated and includes all HIV stages.

The Georgia Department of Health 2020 HIV Surveillance Summary states 16,377 persons are living with HIV in Fulton County that includes 481 new diagnoses in 2020.

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. For this 5-year plan period, it is anticipated that various types of facility work will be needed by the city to help boost its economy. 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:

- Child Care Centers
- Public Safety Offices (Fire, Police, Emergency Management)
- Community Centers and Facilities (Youth & Senior Centers)
- Community Parks, Recreational Facilities, and Cultural Centers
- Health Care Facilities
- Street, Road, or Sidewalk Improvements

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 of Roswell and other agencies that serve the local jurisdiction. Needs are also based on ongoing revitalizations initiatives that are undertaken by the City of Roswell.

Describe the jurisdiction’s need for Public Improvements:

Public improvements are essential to the quality of life in the City of Roswell. Quality infrastructure is essential to economic development and business recruitment. Public Infrastructure often needs to be maintained on a regular basis to ensure that roads, bridges, sidewalks, crosswalks remain safe for public use. Adequate sewer, safe water and excellent public safety services are basic to the function of every home and business in Roswell.

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. Maintaining existing infrastructure is critical to remain competitive in economic development activities and to increase walkability for its citizens. Additional public infrastructure such as crosswalks and more sidewalks on major thoroughfares, as a large percentage of low-income families rely on public transportation or travel by foot.

In addition to physical structures and infrastructure, communications infrastructure by way of high-speed internet has also become a major need for communities to thrive. Patching vulnerabilities in networks and updating older software is crucial to protect companies—and the City—from vulnerabilities and to ensure that the City of Roswell remains competitive.

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 of Roswell and Fulton County. Needs are also based on ongoing revitalizations initiatives that are undertaken by the City of Roswell.

Describe the jurisdiction's need for Public Services:

The City of Roswell has identified public service needs 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 City of Roswell and its nongovernmental partners are committed to serving the needs of low-income and special needs Populations with various community services that aid the families in participating fully in the community. With better collaboration and efficient use of the available resources, the City of Roswell will ensure that funds and resources are allocated efficiently, duplication of services are minimized, and opportunities to serve more are capitalized.

The Public Service needs that have been identified include:

- Homelessness Solutions
- Legal Services for Homeless Individuals
- Transitional Housing and Transportation Services for transitional residents
- Domestic Violence Shelter and Homeless Assistance Operating Costs
- Job Preparedness and Training for Teens and Developmentally Disabled Adults
- Housing Counseling and Fair Housing Education
- Childcare and Afterschool Programs for lower income communities
- Mobile Library Services for under-served children
- Financial Literacy and Single Parenting Education

How were these needs determined?

Public Service 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 of Roswell and Fulton County. Needs are also based on ongoing revitalizations initiatives that are undertaken by the City of Roswell.

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 2013-2017. 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 36,070 housing units in the City, the majority 21,170 or 59% are single-unit/detached structures. The remainder is divided into single unit attached structures and multiple unit apartment buildings.

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 utilize 2013-2017 ACS data from HUD's eCon software. There have been significant changes in housing prices in recent years which are not fully captured in this data and will be discussed at the end of this section.

The housing stock in Roswell is principally single-family and owner-occupied (67%). The majority of multi-family units are located in small 1-unit, attached structures and medium (5 to 19 units) buildings. Of the 22,770 owner-occupied units in the City, 89% consist of three or more bedrooms. While renter-occupied units only consist of 24% of three or more bedrooms. One and two-bedroom units are the smallest category of owner-occupied housing, but the majority of renter households (72%) live in these types of units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,170	59%
1-unit, attached structure	3,770	10%
2-4 units	1,335	4%
5-19 units	6,990	19%
20 or more units	2,535	7%
Mobile Home, boat, RV, van, etc	270	1%
Total	36,070	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	380	3%
1 bedroom	155	1%	2,225	19%
2 bedrooms	2,285	10%	6,070	53%
3 or more bedrooms	20,330	89%	2,770	24%
Total	22,770	100%	11,445	99%

Table 27 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

The lack of affordable housing in the City is a major obstacle for residents. This lack of affordable housing particularly affects low- and moderate-income households, seniors, people with disabilities, single head of households, and young adults.

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, LIHTC, and HOME, there are 732 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.

PropertyName	PropertyAddress	City	State	Zip	County	CensusTract	Property Status	Total Units	Earliest Start Date	Latest End Date
THE VERANDA AT GROVEWAY	739 Myrtle St	Roswell	GA	30075-4521	Fulton	13121011437	Active	102	5/1/2016	10/1/2057
SOUTH METRO HOMES INC	1200 Old Ellis Rd	Roswell	GA	30076-3850	Fulton	13121011647	Active	15	7/28/1982	11/30/2037
NORTH METRO GROUP HOMES ASSN INC	805 E Hembree Xing	Roswell	GA	30076-1106	Fulton	13121011416	Active	6	10/22/1993	4/22/2031
PARK RIDGE APARTMENTS	1000 Holcomb Bridge Rd	Roswell	GA	30076-1956	Fulton	13121011430	Active	508	1/1/2005	1/1/2035
PELFREY PINES	199 Grove Way	Roswell	GA	30075-6500	Fulton	13121011437	Active	95	11/1/2015	10/31/2035
MILLBROOK APARTMENTS	160 Millbrook Cir	Roswell	GA	30075	Fulton	13121011437	Active	2	3/6/2013	3/6/2028
OPAL DRIVE	195 Opal Dr	Roswell	GA	30075-3730	Fulton	13121011437	Active	3	5/5/2011	5/5/2026
TEAL COURT	476 Teal Ct	Roswell	GA	30076-3158	Fulton	13121011435	Active	1	4/15/2011	4/15/2026

National Housing Preservation Database - <https://nhpd.preservationdatabase.org/Data>

Due to significant government funding that has been invested in these properties, the City, in collaboration with the Roswell Housing Authority 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 CHAS data analyzed in the Needs Assessment, reflects more renters as a whole than owners who experience one or more housing problems. However, cost-burden is a problem for both owners and renters, in which affordability is a major barrier for most residents in the City.

Describe the need for specific types of housing:

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.

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 2013-2017 ACS data from HUD's eCon software. The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 160 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent 2% 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 47.2% of rental units rent for between \$500 and \$999 per month, while 5.3% rental units rent for less than \$500 per month. The Housing Affordability table also shows that there were 160 renter units available to households earning below 30% of the City's HUD Area Median Family Income (HAMFI).

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	304,000	333,200	10%
Median Contract Rent	812	988	22%

Table 28 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	605	5.3%
\$500-999	5,400	47.2%
\$1,000-1,499	4,140	36.2%
\$1,500-1,999	570	5.0%
\$2,000 or more	725	6.3%
Total	11,440	100.0%

Table 29 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	160	No Data
50% HAMFI	640	360
80% HAMFI	5,820	1,365
100% HAMFI	No Data	2,850
Total	6,620	4,575

Table 30 – Housing Affordability

Data 2013-2017 CHAS
Source:

Monthly Rent

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

Table 31 – Monthly Rent

Data HUD FMR and HOME Rents
Source:

Is there sufficient housing for households at all income levels?

No. According to CHAS estimates, there are 1,265 renters with incomes under 30% HAMFI, but only 165 rental units affordable at that income level are reported in Table 35. Likewise, at the 30-50% AMI, there are 2,110 renters, but only 640 units. Turning to owners, there are an estimated 1,840 owner households with incomes at or below 50% HAMFI in the City, but Table 35 reports only 360 owner-occupied housing units affordable at that income level. This leaves a deficit of 1,480 affordable owner-occupied units. Thus, there is insufficient housing for households with very low to low incomes. These figures do not consider unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because it is occupied by a higher income household.

The National Low Income Housing Coalition’s Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. To afford a two-bedroom rental unit at the City’s Fair Market Rent (FMR) of \$1,510 (65% higher than the median contract rent) without being cost burdened would require an annual wage of \$60,400. This amount translates to a 40-hour work week at an hourly wage of \$29.04.

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

According to Table 33, between 2009 and 2017 the median home value and median contract rent in the City of Roswell increased by 22%. Over the same period, the median household income has only increased in terms of real dollars by 10% 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 low to moderate income 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?

High HOME rents and Fair Market Rents for efficiencies, one-, two-, and three-bedroom units in the Atlanta MSA are the same as the Area Median Rent, and comparable for four-bedroom units. This means that greater subsidies will be required to ensure that housing remains affordable, particularly to very low and extremely low-income households.

Discussion

As housing costs continue to rise, so does the demand for housing that is affordable to low-income households, particularly rental housing for the very low and extremely low-income households. The City will need to consider new and innovative ways to meet this demand by exploring federal, state, and local resources.

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

Introduction

The age and condition of the City’s housing stock are important variables in assessing the overall characteristics of the 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.

Definitions

The 2013-2017 ACS estimates that out of 22,770 owner-occupied households and 11,445 tenant-occupied households, at least 4,300 (19%) of owners and 5,260 (23%) of tenants had a least one of the following four selected housing conditions: 1) overcrowding, 2) lack complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding is defined by HUD as 1.01 to 1.50 person per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

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

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,300	19%	5,260	46%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	85	0%	465	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	18,385	81%	5,720	50%
Total	22,770	100%	11,445	100%

Table 32 - Condition of Units

Data 2013-2017 ACS
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,460	15%	1,395	12%
1980-1999	13,565	60%	7,285	64%
1950-1979	5,535	24%	2,625	23%
Before 1950	210	1%	135	1%
Total	22,770	100%	11,440	100%

Table 33 – Year Unit Built

Data 2013-2017 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,745	25%	2,760	24%
Housing Units build before 1980 with children present	4,355	19%	2,310	20%

Table 34 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

The age of the housing stock in Roswell will continue to have a significant impact on general housing conditions in the area. The 2013-2017 CHAS data shows that 60% of the City's housing stock was built between 1980-1999, and 24% of the City's housing stock was built between 1950-1979. Owner and renter households, especially those located in low-income target neighborhoods, will be in need of rehabilitation assistance to maintain their homes as they age. 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. Furthermore, greater demand for the CDBG rehabilitation programs may call for larger funding allocations to meet these requests.

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 0-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning.

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

Introduction

The 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

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Roswell Housing Authority currently administers the project-based rental assistance housing. It does not administer the Section 8 Housing Choice Voucher Program. The public housing units are located at Oak, Myrtle and Grove St in the City of Roswell on two independent campuses. RHA also owns a 29-unit apartment complex that is not subsidized but with rents structured Below Market Rate for Workforce Housing.

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:

HUD’s Real Estate Assessment Center conducts a program of annual physical inspection of public and assisted multifamily housing. These scores range from 0 to 100. The physical inspection scoring is deficiency based and all properties first start with 100 points. Each deficiency observed reduces the score by an amount dependent on the importance and severity of the deficiency.

RHA reported that the current housing stock is in decent condition, and they internally inspect units on a regular basis to ensure good quality and appearance.

Public Housing Condition

Public Housing Development	Average Inspection Score
Roswell Housing Authority	Not Available

Table 37 - Public Housing Condition

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

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 40 with preferences for the elderly and persons with disabilities. The units range from one to four bedrooms. The citizens of the City of Roswell Public Housing units stated the current units need updated HVAC units, updated appliances and bathroom fixtures (tubs sinks), and better sanitation solutions. Residents also expressed the need for more accessible units and regular paint schedule.

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

The City of Roswell is always seeking new solutions to improve the surrounding environment of its residents of public housing. RHA is seeking help through the City of Roswell to attain points to qualify for redevelopment under the HUD program. Properties earn points through HUD’s Real Estate Assessment Center inspections by their level of safe and sanitary living conditions. tax credits approvals from the state.

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)	260	240	64		
Households with Only Adults	2,254		930		
Chronically Homeless Households					
Veterans	193		139		
Unaccompanied Youth	62	0	41	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

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

The City of Roswell by way of the North Fulton Housing and Homeless Continuum of Care encourages all service providers to work collaboratively to integrate grant funded programs with mainstream services for persons that are homeless or at-risk of homelessness to maximize the benefit for clients and ensure their long-term sustainability. Mainstream services include but not limited to housing, health, employment, and education programs, counseling, case management, life skills training, financial literacy classes, and victim advocacy and youth programs.

The ultimate goal of providing supportive services is self-sufficiency. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed.

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 Social Services are 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.
- North Fulton Regional *Health* Center and the *Fulton County* Public *Health* clinic serve low-income populations such as homeless individuals.
- 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.
- Fulton County Public Library, the Division of Rehabilitation Services, the GA Department of Labor, and Goodwill Industries provide employment services to homeless individuals.
- 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.

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

Introduction

This section will assess the existing community infrastructure of supportive services to address the needs of persons in various subpopulations of the City of Roswell who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, and victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Identifying the gaps in the supportive services network, allows the City of Roswell to further assist its residents with services to support or enhance their quality of life. Many individuals and families with special needs are often on fixed incomes, live in cost burdened housing situations, and have accessibility needs that may not be met in traditional methods, often leaving them to turn to resources in the community to meet basic needs.

Over the next Consolidated Plan period the City of Roswell will continue to work with the North Fulton Housing and Homeless Continuum of Care, 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. Services needed often include but not limited to maintaining independence, communication, transportation, supervision, and medical care.

The section below will describe why identifying the strengths and gaps in the supportive services network is essential to the planning process and ensuring a high quality of life for Roswell's most vulnerable residents.

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

Elderly and Frail Elderly

As the population continues to age, the need for age-related services increases. The elderly and frail elderly have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to afford rent or maintain existing homes. 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 housing assistance caseworkers are reliant upon frequent professional assessments from a primary care physician to fully understand and determine appropriate action and accommodations.

Persons with Physical Disability

The American Community Survey [ACS] defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Ambulatory difficulties represent 2.93% of the population. Physically disabled persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site. Access is particularly important for this population. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

Persons with Developmental Disabilities

The 2021 ACS one year estimate reports 9.59% of the total population is identified as have hearing, vision, and/or cognitive difficulty. 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.

Public Housing Residents

The Roswell Housing Authority [RHA] provides housing for low-income seniors and disabled individuals. The affordable housing programs offered by the RHA support 124 income-based apartments in Roswell where households pay rent based on how much they earn. There are 508 affordable apartments in Roswell that offer reduced rents to low-income households. 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.

Local and County jails, prisons, hospitals, child welfare, and mental health facilities often release individuals directly into homelessness. The North Fulton Housing and Homeless Continuum of Care Discharge Planning Workgroup continues to work closely with public systems and institutions to ensure social workers have appropriate discharge protocols and are not routinely discharging patients to the streets or emergency shelter.

For homeless families with children, a centralized intake is in place to mediate/prevent homelessness whenever possible. The goal is to reduce the homeless episode for families through rapid rehousing, transitional housing, or shelter services. Service providers focus on moving families from homelessness to permanent housing as soon as possible by permanently placing the most vulnerable families in stable housing, as resources are available.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in

accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

The City of Roswell will continue to work closely with the *North Fulton Housing and Homeless Continuum of Care* and local service providers seeking to build or expand facilities and services to serve Targeted Populations. Roswell will seek additional resources which can be used by service providers for the development of special needs housing. The Grants Division staff will continue to direct nonprofits to both the Georgia Center for Nonprofits and the Foundation Center of Atlanta for nonprofit capacity building.

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)).

The City of Roswell will assess the housing and supportive needs with respect to persons who are not homeless or who may have special needs to utilize HUD funding more effectively to address the needs of non-homeless persons with special needs. The City will continue collaboration efforts with the North Fulton Housing and Homeless CoC 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.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

- Lack of education for renters, homebuyers, realtors, sellers, landlords, mortgage brokers, and the public in general about their rights and obligations under the Fair Housing Act.
- There is a lack of economic opportunities in the City of Roswell, which prevents lower-income households from increasing their income and thus their housing choice. The cost of housing in Roswell limits housing choice for government and public service employees.
- Public policies such as building codes and zoning ordinances need to be reviewed annually. Furthermore, these policies affect the construction and rehabilitation of housing in the community and determine occupancy requirements, locations, and density of housing.

Over the course of the current Consolidated Plan, the City of Roswell and its service providers will continue to meet annually to address these impediments with concrete strategies and actions.

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

Introduction

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

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

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	64	5	0	0	0
Arts, Entertainment, Accommodations	4,627	6,315	11	13	1
Construction	1,520	1,622	4	3	0
Education and Health Care Services	5,047	9,659	12	19	7
Finance, Insurance, and Real Estate	4,106	2,983	10	6	-4
Information	2,545	1,178	6	2	-4
Manufacturing	1,724	775	4	2	-3
Other Services	1,311	2,002	3	4	1
Professional, Scientific, Management Services	7,186	7,366	18	15	-3
Public Administration	0	0	0	0	0
Retail Trade	4,322	6,307	11	13	2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	1,263	1,103	3	2	-1
Wholesale Trade	2,882	3,407	7	7	0
Total	36,597	42,722	--	--	--

Table 39 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	51,885
Civilian Employed Population 16 years and over	49,970
Unemployment Rate	3.68
Unemployment Rate for Ages 16-24	7.85
Unemployment Rate for Ages 25-65	2.64

Table 40 - Labor Force

Data 2013-2017 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	18,685
Farming, fisheries and forestry occupations	1,650
Service	3,635
Sales and office	11,970
Construction, extraction, maintenance and repair	2,145
Production, transportation and material moving	1,435

Table 41 – Occupations by Sector

Data 2013-2017 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,465	51%
30-59 Minutes	17,020	38%
60 or More Minutes	4,735	11%
Total	44,220	100%

Table 42 - Travel Time

Data 2013-2017 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	3,040	135	950
High school graduate (includes equivalency)	5,675	225	1,395
Some college or Associate's degree	8,725	440	2,020
Bachelor's degree or higher	25,490	605	4,310

Table 43 - Educational Attainment by Employment Status

Data 2013-2017 ACS
Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	110	955	840	470	330
9th to 12th grade, no diploma	990	690	495	670	255
High school graduate, GED, or alternative	1,910	2,570	1,865	2,860	1,985
Some college, no degree	2,065	2,030	1,810	3,845	2,095
Associate's degree	350	660	1,100	1,785	545
Bachelor's degree	925	4,295	5,080	11,090	3,300
Graduate or professional degree	0	1,775	2,535	5,635	2,385

Table 44 - Educational Attainment by Age

Data 2013-2017 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,705
High school graduate (includes equivalency)	26,980
Some college or Associate's degree	37,365
Bachelor's degree	62,225
Graduate or professional degree	82,535

Table 45 – Median Earnings in the Past 12 Months

Data 2013-2017 ACS
Source:

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

Examination of the Business Activity Table show that the major employment sectors within the City of Roswell are Arts, Entertainment, and Accommodations; Education and Health Care Services; Finance, Insurance, and Real Estate, Retail Trade; and Professional, Scientific, Management Services. The sector with the highest number of workers is Professional, Scientific, Management Services. 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:

Technology drives productivity and economic gains in all business sectors; however, keeping up with the technological advances presents some challenges. In most sectors, there are not enough available or skilled workers to fill the available jobs as shown in the Business Activity Table. Consequently, the emerging workforce will need far more education, technical training, and research centers that will fuel the engines of the new economy. While the overall unemployment rate for the area is 3.68%, the unemployment rate for those 16-24 is nearly double that at 7.85%. The vast majority of workforce has a commute of less than thirty minutes.

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 global pandemic and national economic downturn disrupted commercial activities at all levels of the economy. As a result, the City of Roswell will have increased workforce development, infrastructure, and business support needs. Entrepreneurship support, workforce development and job training programs are also necessary to train or retrain the existing workforce on new jobs and/or opportunities because of reduced retail needs and increased logistics needs. The City of Roswell 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 years.

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

Those with a higher education levels are more likely to be employed and may earn higher wages. A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City's economy. Residents living in Roswell with a bachelor's degree or higher were more likely to be in the labor force and to be employed than residents who did not have a

bachelor's degree. An examination of the Educational Attainment Tables demonstrates that those in the ages of 18-24 and 25-24, fewer individuals possess degrees, but those who do have greater median earnings.

At present, a large percentage of the population 16 and older across all levels of educational attainment, are in the labor force. Those with less than a high school diploma has the lowest rate of participation in the labor force compared to other groups. This trend could be a result of a few factors. Some find that more education is more marketable in the workforce so gaining employment might be easier. Others might drop out of the labor force due to frustrations when they cannot find employment.

As this data illustrates, those with higher educational attainment are more likely to be employed, and therefore, employment opportunities in the jurisdiction are demanding a higher level of skills and education from its 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 has access to many current workforce training initiatives and a wide variety of potential workforce development partners. Although it is not a center for formal training and workforce development providers; 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. Roswell partners with businesses, educational institutions, civic organizations, and community leaders to work towards finding solutions to labor needs of industries vital to the community and its economy. Roswell also works with local employers to provide a new incumbent worker training to build talent development activities that will cultivate a more skilled and reliable workforce. This level of diversity offers Roswell an opportunity to create customized programs for virtually any employment need.

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

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

The City's leadership has recognized that it must take a more comprehensive and strategic approach to defining its economic development goals and implementing an action plan to attain those goals. Previous economic development efforts are not sufficient to position Roswell to

succeed in the current economic and market climate of North Fulton County and the entire metropolitan Atlanta area. The City of Roswell developed its first Strategic Economic Development Plan (SEDP) to develop and implement economic development initiatives. The recommended focus areas for the City include: workforce and entrepreneurial, regulatory and toolbox, market and asset, and marketing and outreach. The SEDP is intended to offer customized, specific recommendations on how Roswell can be successful at business retention, expansion and recruitment through a variety of methods.

MA-50 Needs and Market Analysis Discussion

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

The City of Roswell has a few concentrated neighborhoods in which residents are more affected by housing problems than the general City population. Areas of concentration is defined as a is a particular part of a town that has a more than 50% of an isolated occurrence. For instance, households that are lower-income, female-headed, rent-burdened, or overcrowded are more affected by multiple housing problems. Households with multiple housing problems are households with two or more of the following four problems: 1) lack of complete plumbing facilities, 2) lack of complete kitchen facilities, 3) more than one person per room, and 4) housing cost burden greater than 30%.

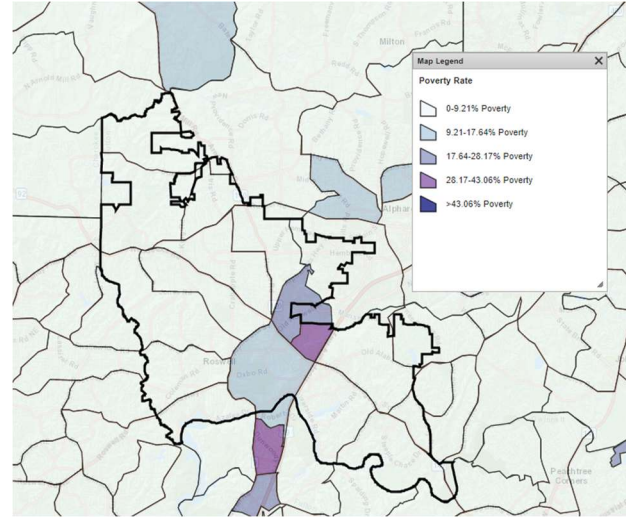
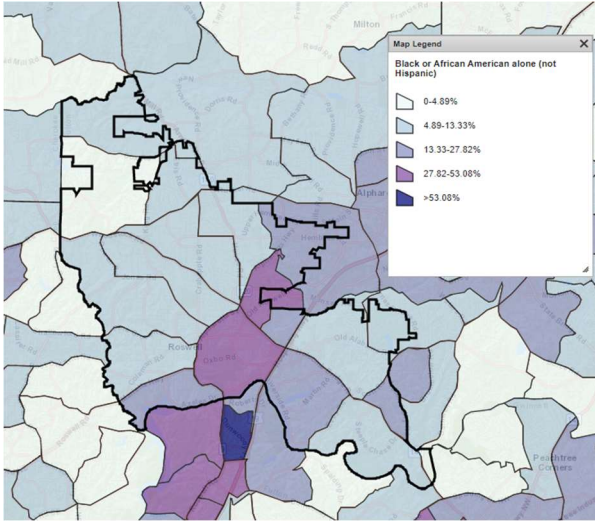
According to 2015-2019 CHAS data, 27.07% of Roswell's occupied households had one or more housing problems. Only 11.34% of owner-occupied units had one or more housing problems, while 15.72% of renter occupied units had one or more housing problems.

Data for: Roswell city; Georgia			
Year Selected: 2015-2019 ACS			
Housing Problems Overview 1	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	3,900 (11.34%)	5,405 (15.72%)	9,305
Household has none of 4 Housing Problems OR cost burden not available no other problems	19,590 (56.98%)	5,485 (15.95%)	25,075
Total	23,490	10,890	34,380

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

HUD defines areas of racial or ethnic concentration as geographical areas in which the minority population share is 10% higher than the group's citywide average. For purposes of this document, "concentrated" is defined as a census tract with majority non-white population, living at or below 50% AMI. To determine racial and Hispanic concentrations, census tracts were used as a proxy for neighborhood. In addition, racial groups were categorized as non-Hispanic, and the Hispanic group included persons of Hispanic or Latino origin of any race.

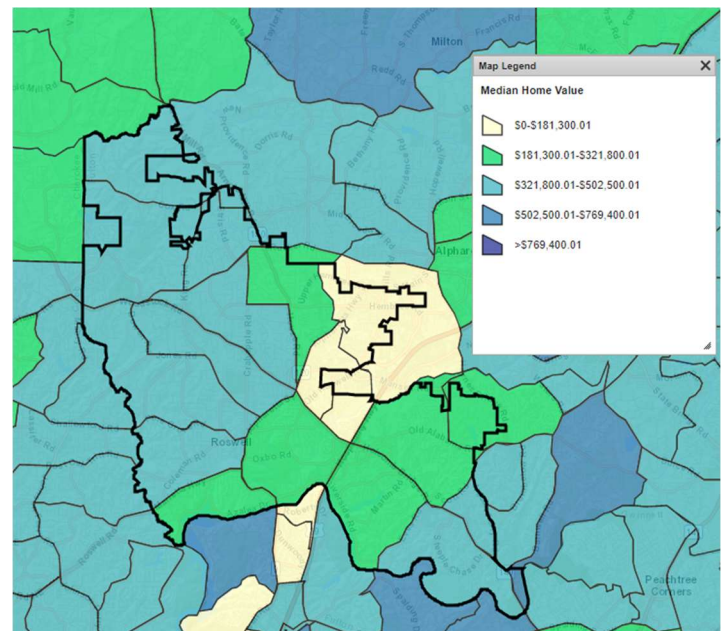
There are small pocket areas in the City of Roswell where racial or ethnic minorities and low-income families are concentrated as depicted in the maps below. The predominant racial and ethnic group in the City of Roswell is White, Non-Hispanic.



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

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

The median value of owner-occupied housing units is used as an indicator of the health of a neighborhood. The median home values and contract rents in these areas/neighborhoods are lower than in other neighborhoods; however, there are a few tracts with higher median home values that have a concentration of poverty. As a result of the reliance on single family detached housing structures, there is a threat to naturally occurring affordable housing units. These homes in these neighborhoods often require costly repairs and/or extensive rehabilitation which contributes to high vacancy rates, and a concentration of people in need of supportive social services.



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

Are there any community assets in these areas/neighborhoods?

Yes; there are many community assets located in neighborhoods with low-income and/or minority concentrations. In many of these neighborhoods, there is a strong sense of community with many residents that act as advocates for the neighborhood. The concentrated areas 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.

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. In some of these areas, their very geographic location is an asset due to their proximity to vital economic and educational assets. Roswell is seeking strategic opportunities to create transit-oriented development to better connect minority and low-income neighborhoods to jobs and other assets. 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.

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

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

For many Americans, access to computers and high-speed Internet connections is an integral part of their everyday lives. As most of information, services, and resources have transitioned to online access, digital inequality has a direct impact on low-income household's social inequality. Access to high-speed internet is a growing need, and lack of high-speed internet disproportionately impacts low- and moderate-income households and neighborhoods. 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 2018 American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the nationwide development of broadband networks and to allocate resources intended to increase access to broadband technologies, particularly among groups with traditionally low levels of access.

Computer and Internet Use in Roswell, GA

	2018		2019		2020	
	Estimate	%	Estimate	%	Estimate	%
TOTAL	35,856	(x)	35,944	(x)	34,885	(x)
Has a computer	35,029	98%	34,867	97%	34,018	98%
With Dial-up Internet Subscription Alone	0	0%	72	0%	20	0%
With a Broadband Internet Subscription	33,293	93%	34,061	95%	32,692	94%
With a Broadband Internet Subscription	1,736	5%	734	2%	1,306	4%
No Computer	827	2%	1,077	3%	867	2%

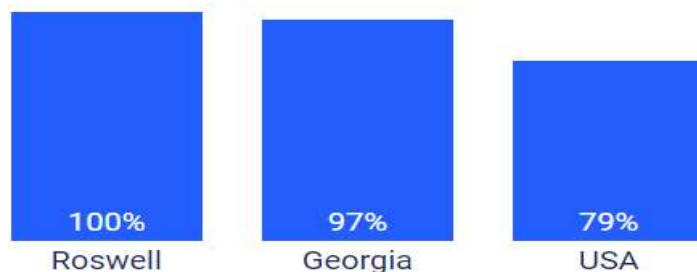
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently, City of Roswell has eight providers that offer residential broadband services: Xfinity, Spectrum, T-Mobile, AT&T Fiber, Viasat, Hughes Net, Google Fiber, and Windstream. Of these providers, there are four fiber or cable high-speed internet providers that provide residential service. Xfinity and AT&T offer the highest speeds at 6 Gbps and 5 Gbps, respectively.

Increasing the number of internet providers that service the City may marginally lower the monthly cost of high-speed internet. Providing monthly stipends and ensuring units are wired for high-speed internet will yield better results than increasing the number of providers.

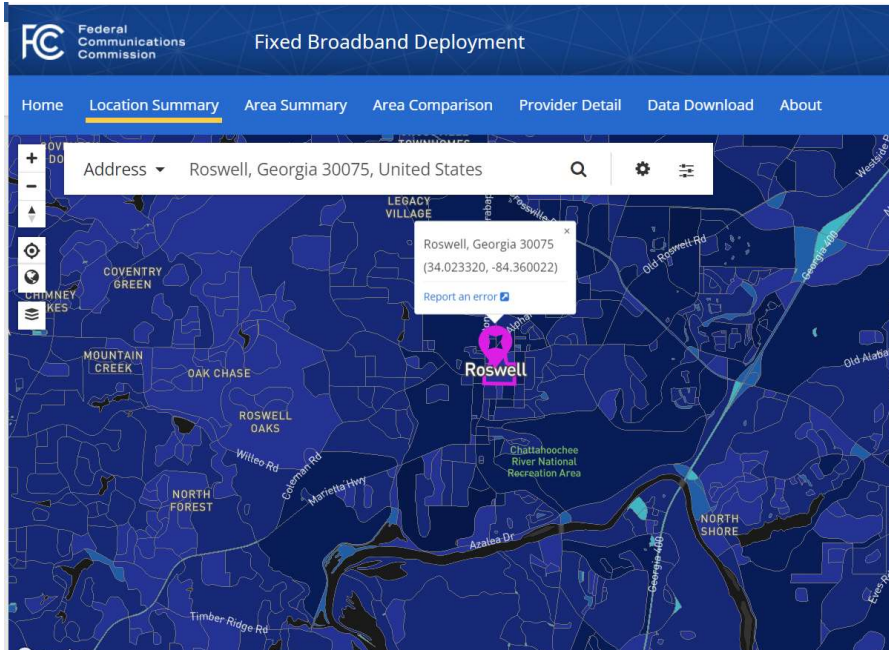
While historical ACS estimates reflect that more than 94 percent of the population has a broadband subscription, research data from High Speed Internet indicates that the City has 100 percent broadband internet availability with 100 percent coverage for cable and 99 percent coverage for Digital subscriber 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 broadband access is mainly served by four wired providers, AT&T, Hughes Network Systems, Charter, and Viasat.

Broadband Internet Availability
(Internet faster than 25 Mbps)



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>

All Providers Reporting Service

Census block ID: 131210114051017

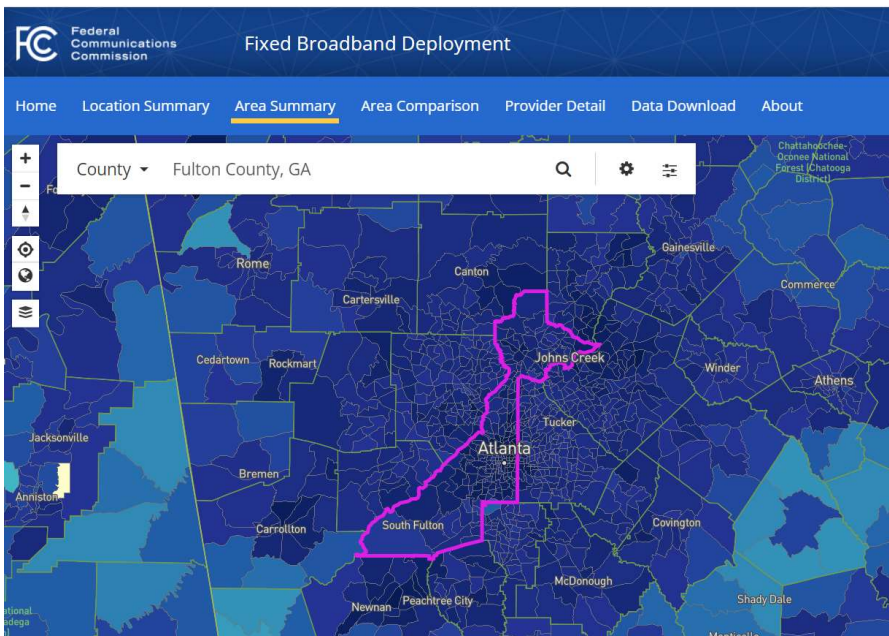
Number of Fixed Residential Broadband Providers



Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
Speed ≥ 25/3 Mbps
Date June 2021 (latest public release)

Provider	Tech	Down (Mbps)
Charter Communications	Cable	1000
ViaSat, Inc.	Satellite	100
AT&T Inc.	ADSL	75
Hughes Network Systems, LLC	Satellite	25
AT&T Inc.	ADSL	18



Source: Federal Communications Commission, <https://broadbandmap>

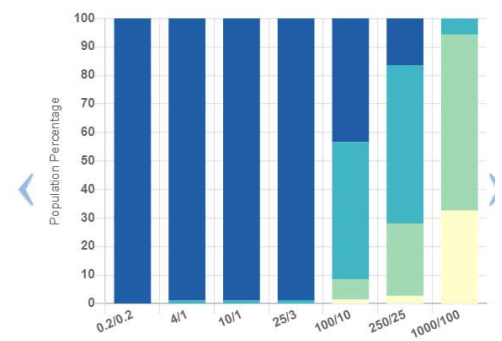
Fulton County, GA

Number of Fixed Residential Broadband Providers



Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
Speed ≥ 25/3 Mbps
Date June 2021 (latest public release)



The City of Roswell has broadband availability throughout the city and the population does not have broadband access. Some broadband 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.

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

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

Geographically, the City of Roswell is located in the northern part of the state. Increased natural hazard risks associated with climate change that the city is susceptible to include hurricanes, tornados, flooding, temperature extremes – particularly heat, and droughts.

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

Geographically, the City of Roswell is located in the north-central portion of Fulton County, Georgia. Increased natural hazard risks associated with climate change that the city is susceptible to include hurricanes, tornados, flooding, temperature extremes – particularly heat, and droughts. Since 2016, Fulton County and its participating jurisdictions have experienced two presidentially declared disasters. These disaster declarations were due to hurricane and epidemic/pandemic. A list of the declared disasters occurring in Fulton County and its participating jurisdictions since 2016 is presented in the following table. Smaller events are more frequent and are not reflected in the table.

The Georgia Hazard Mitigation Strategy Standard and Enhanced Plan (March 18, 2019 – March 17, 2024) and Statewide Hazard Assessment lists 13 hazards pose a risk to Georgia. Of these 13 state-identified hazards, 12 post some level of risk to Fulton County and/or at least one of its participating jurisdictions. These hazards are Drought, Earthquake, Extreme Heat (aka Heat Wave), Inland Flooding (aka Flood), Geological Hazards, Hurricane Wind (aka Tropical Systems), Severe Weather, Severe Winter Weather, Tornado, Wildfire (aka Wildfire/Wildland Urban Interface Fire), Wind, and Dam Failure (a human- caused disaster).

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

Extremely low and low-income cost burdened households are typically one emergency away from a total crisis. A natural disaster could put the City’s low-and moderate-income households at risk of losing their homes and potentially becoming homeless. Climatic effects from storms and other hazards also impact efficient delivery of essential services for residents and hardest hit populations, typically extremely low and low - income households.

Newly constructed affordable housing subsidized by the City requires environmental reviews and/or must meet environmental guidelines required by the Low-Income Housing Tax Credit (LIHTC) program, helping ensure such developments are not any more vulnerable to natural

hazards than new market rate housing. However, as noted previously, much of the housing that is affordable to lower income households is naturally occurring – meaning older and less desirable housing. Many of these older units, built to less stringent standards, may be at increased risk to natural hazards.

Strategic Plan

SP-05 Overview

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. This Plan will identify the City's anti-poverty initiatives, market conditions, available resources, and the plan to monitor performance and compliance for each HUD program for which it receives funds. The priorities identified are based on the information received from needs assessment surveys, market analysis, stakeholder meetings, and public comments. The City of Roswell is anticipating over \$2.2 million in CDBG funds over this 5-year Consolidated Plan period. The City or Roswell's Grants Division will administer these grant funds and partner with city departments, nonprofit partners, developers, community housing development organizations, and the local housing authority to expend these funds on eligible activities that address the strategic priorities listed in this Plan.

CDBG allocations will be leveraged to generate long term improvements for low- and moderate-income residents and communities while helping to address various federal, state, and local priorities, such as affordable housing, fair housing choice, economic development, homelessness, and lead-based paint hazards. The City will concentrate CDBG spending on supporting affordable housing initiatives. The City will seek funding through the Section 108 Loan Guarantee Program to leverage the City's annual CDBG allocation to construct new affordable housing options for low-income families at the Roswell Housing Authority.

The City currently has 9 Census Block groups that are classified as low/moderate income. These tracts were defined by the U.S. Department of Housing and Urban Development (HUD) as low/moderate-income and are shown on the map below and table below.

CDBG NAME	COUNTY NAME	TRACT	BLKGRP	LOW MOD	LOW MODUNIV	LOW MODPCT
Roswell	Fulton County	011405	4	1,420	2,735	51.92%
Roswell	Fulton County	011414	4	1,175	2,150	54.65%
Roswell	Fulton County	011411	3	1,570	2,665	58.91%
Roswell	Fulton County	011414	1	1,405	2,175	64.60%
Roswell	Fulton County	011405	3	1,690	2,345	72.07%
Roswell	Fulton County	011420	3	1,670	2,260	73.89%
Roswell	Fulton County	011421	2	1,185	1,570	75.48%
Roswell	Fulton County	011420	1	1,210	1,575	76.83%
Roswell	Fulton County	011420	2	3,215	3,990	80.58%

<https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-summarized-block-groups/>

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.

General Allocation Priorities

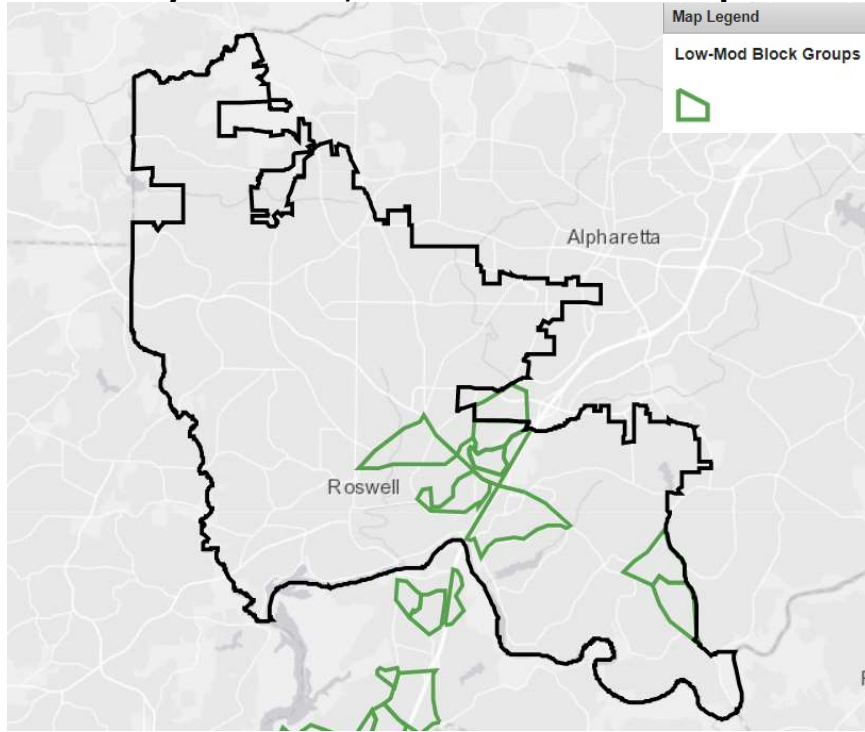
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Roswell receives a direct entitlement of CDBG funds from the U.S. Department of Housing and Urban Development to address the needs in the community and participates in the Georgia Urban Consortium as a HOME Program Consortia Member to receive HOME funds. The needs identified during the Needs Assessment process were not exclusive to any specific geographic area within the City. The City of Roswell has opted to undertake projects that will benefit income-eligible households throughout the City rather than identifying a target area. Program resources are allocated citywide based on low-mod areas, which often coincide with areas of minority concentration. The following map depicts the low- and moderate-income block groups within the City. The areas outlined in green on the map will generally be prioritized for allocation of Consolidated Plan resources, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG and HOME funds.

Target Area	Description
Target Area Name:	Citywide

Table 46 - Geographic Priority Areas

City of Roswell, GA Low-Mod Block Groups



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

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

Priority Needs

Through the Consolidated Planning process, the City has evaluated needs and assessed the market to determine gaps in services and needs in the community. Through the evaluation and findings of other studies focused on community development along with the needs and concerns established throughout the public participation process the following set of priority needs have been identified to guide the use of community development funds throughout the next five years.

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
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.

Table 47 – 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)	TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless. Funding available through Housing Choice Vouchers from the Roswell Housing Authority.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. Funding is available through the CoC programs.
New Unit Production	A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. The development of new units will be heavily dependent upon LIHTC and private developers.
Rehabilitation	Several neighborhoods in the City have a high number of homes in need of major rehabilitation. This issue is intensified by the age and condition of the housing stock.
Acquisition, including preservation	Lack of funding available to finance projects. There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance.

Table 48 – Influence of Market Conditions

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

Introduction

The City of Roswell is a CDBG entitlement city. The City also participates in the Georgia Urban County Consortium (GUCC) to receive HOME funds. The City of Roswell is not a direct Emergency Solutions Grant recipient, nor does it receive HOPWA funding. The City of Roswell's CDBG entitlement grant resources totaling \$2,210,355 are anticipated for the next five-year consolidated plan period to meet underserved needs, foster decent affordable housing, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

The PY2023 budget, not including program income, is \$442,071.00. 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	Admin and Planning; Fair Housing; Affordable Housing;	\$442,071	\$0	\$0	\$442,071	\$2,210,355	Anticipated Year 1 funding will include entitlement grant funds that will be used throughout the City will leverage other federal, local and private funds.

Table 49 - 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. The City will continue work with nonprofit affordable housing entities to meet the HOME matching requirements.

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

During the next 5 years, 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 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The City of Roswell has a comprehensive network of service providers that is made up of nonprofits, community-based organization, local housing authority, and coalitions. 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’s partners has maintained its collaborative service network and assisted to provide essential resources to the City’s low and moderate-income households.

Gaps

During the upcoming Consolidated Plan period, the City has reallocated CDBG funding from the local public service agencies to the City’s public facility infrastructure projects, which is a higher priority of funding for the City. Agencies have communicated in various public meetings during the development of this plan that they are unable to continue or expand services to low and moderate-income households due to the lack of resources.

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

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

Table 51 - 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

The City of Roswell participates in the North Fulton Community Continuum of Care coordinated system 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 will continue to collaborate 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	Clearance and Demolition	2023	2024	Affordable Housing	Citywide	Expand affordable housing opportunities	\$353,657
2	Improve access and quality of housing	2023	2027	Affordable housing	Citywide	Expand affordable housing opportunities	\$1,414,627
3	Planning and administration	2023	2027	Administration	Citywide	Planning & administration	\$442,071
Total							\$2,210,355

Table 52: Goal Summary

Goal Descriptions

1	Goal Name: Clearance and Demolition
	Goal Description: Clearance and demolition of dilapidated public housing.
2	Goal Name: Improve Quality of Housing
	Goal Description: Support rehabilitation or new construction of housing for low-income households at the Roswell Housing Authority.
3	Goal Name: Planning and administration
	Goal Description: Administrative and planning costs to operate the CDBG program successfully.

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)

An estimated number of 10 low-moderate income families will be provided affordable housing through activities funded by the City of Roswell through the HOME program in partnership with Georgia Urban County Consortia (GUCC).

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 temporarily closed its tenant council which provided for consistent 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. The City is actively working with management of the RHA to improve citizen welfare in the public housing community.

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

One of the most significant barriers to housing is the cost of housing. Families that pay more than 30% of their income for housing are considered "cost burdened" and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

The median value of owner-occupied housing in the City of Roswell in 2019 was \$374,700. This median value is higher than 2015 median value of \$297,000, which is a 21% increase over four years. In 2022, data shows prices have continued to increase with the median value of a home soaring to \$540,000, which is a 44% increase over the last three years. Moreover, this median value is significantly higher than median housing value estimate of \$142,700 for the United States provided by the U.S. Census' American Community Survey 2019 5-Year Estimate. There are more homes valued between \$300,000 and \$500,000 in 2019 than there were in 2015. Additionally, there are fewer homes valued \$299,999 or less in 2019 than there were in 2015.

Similarly, the gross rent for occupied units paying rent in 2019 was \$1,281, which is higher than the 2015 gross rent of \$1,032. In 2022, rent estimates soar to more than \$1,700 for a 1-bedroom apartment. The 2019 median gross rent is significantly higher than median gross rent estimate of \$1,062 for the United States provided by the U.S. Census' American Community Survey 2019 5-Year Estimate. The number of renter-occupied units paying between \$1,000 and \$2,999 has increased in 2019 versus in 2015 while the number of renter-occupied units paying \$999 or less has decreased in 2019 versus 2015.

Another barrier to affordable housing is that the City of perceived as a city of families, while only 35% of households have children. This disparity in perceptions can lead to the overdevelopment of certain types of housing and amenities further exacerbating affordability issues for seniors, very low-income families, and single people who are left to live in communities with high levels of poverty.

SP-60 Homelessness Strategy – 91.215(d)

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

The Fulton County Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in the County including the City of Roswell. This data allows the Continuum to track the changing needs of the homeless. The City will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count. The City will continue to invest in activities to mitigate homelessness during this Consolidated Plan period.

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 support services for the homeless and at-risk of homelessness population.

Addressing the emergency and transitional housing needs of homeless persons

The City supports efforts of decreasing or ending homelessness in Roswell and is contributing both time and resources to supporting the local Continuum of Care's initiatives and providing staff support to serve on the Board. Emergency needs for shelter are handled by the Fulton Continuum of Care through many organizations who are members of the Continuum. The City plans to fund emergency and transitional housing and related service providers through the CDBG program.

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 Fulton County 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 at the North Fulton Assessment Center 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?

Program policies and procedures regarding single- or multi-family housing rehabilitation must incorporate the HUD-mandated requirements for notification. Subrecipients of CDBG and HOME funds must incorporate these procedures into their local policies. As work write-ups are prepared and submitted for approval, the presence and proposed treatment of lead-based paint is reviewed thoroughly as part of the environmental review prior to approving the work and issuing a notice to proceed. For multi-family properties, this subject is covered thoroughly at the pre-construction conference.

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

All proposed rehabilitation projects for units built before 1978 will be tested for the presence of lead-based paint. If found, risk assessments will be completed, and all lead-related work will be performed by lead-certified contractors. Clearance tests will be completed to ensure that the hazard has been removed from the home. The Department of Human Services will continue to administer other lead poisoning prevention programs throughout the state including a lead poisoning surveillance system that incorporates electronic reporting of all elevated blood levels, health education awareness programs, and follow-up treatment for all children diagnosed with elevated blood levels.

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

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

The City's jurisdictional goals of reducing the number of poverty – level families recognizes the importance of the alleviation of cost burdened households to facilitate the reduction of poverty. Through HUD entitlement grants, the City of Roswell allocates the funding to support public services annually to further the anti-poverty efforts of many local area non-profits. This collaboration allows housing assistance and affordable housing opportunities to help those in poverty reduce their housing expenses so that they are able to use their limited resources for other living expenses. These services are critical to ensuring that citizens have services to support the achievement of self-sufficiency while living in affordable housing. Education and work requirements as well as limitations on receiving benefits are in place to discourage dependency on welfare. Having supportive services available while gaining or improving skills and education can provide a foundation and support to those hoping to better themselves and work their way out of poverty and become financially self-sufficient.

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

The City of Roswell Anti-Poverty Strategy is an economic development plan that increases employment opportunities for low- and moderate-income households. The economic changes in the region have led to growth in the number of low paying jobs. The implementation of anti-poverty efforts is a cooperative effort among City funded and non-government funded projects and member organizations who collaboratively work with the North Fulton Community Continuum of Care. Through this collaboration, the City looks to increase the emphasis placed on economic development and employment opportunities that will directly benefit lower income households.

Affordable housing provides household members the stability to pursue jobs, education, and training. The City of Roswell will continue to use CDBG funds and City resources to support affordable housing programs. These programs help individuals and families to become self-sufficient through the alleviation of household expenses through access to home ownership and home rehabilitation, to the extent that they can reduce housing costs and provide residents with a feeling of empowerment through affordable rental and homeownership activities.

SP-80 Monitoring – 91.230

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

To ensure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, 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.

2023 Annual Action Plan

Expected Resources

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

Introduction

The City of Roswell is a CDBG entitlement city. The City also participates in the Georgia Urban County Consortium (GUCC) to receive HOME funds. The City of Roswell is not a direct Emergency Solutions Grant recipient, nor does it receive HOPWA funding. The City of Roswell’s CDBG entitlement grant resources totaling \$2,210,355 funds are anticipated for the next five-year consolidated plan period to meet underserved needs, foster decent affordable housing, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

The PY2023 budget, not including program income, is an estimate of the funding received in PY2022, because the exact budget amount for the CDBG entitlement programs have not been approved by Congress. The anticipated amount for each program is CDBG (\$442,071). 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	Public Improvements, Admin and Planning, Economic Development, Housing, Public Services	\$442,071	\$0	\$0	\$442,071	\$2,210,355	CDBG funding will address public facility infrastructure need in low-income areas and economic and community development needs in the City.

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 City of Roswell is a direct recipient of CDBG funds in which the City will leverage against general fund dollars to improve infrastructure in low-income areas. Although there are no guarantees of CDBG funding, the City has historically received these funds and expects to continue to receive CDBG funds for the period covered by this Plan. The City will continue to encourage leveraging of non-federal funds from local nonprofits to increase services for low-

income households.

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

The City does not anticipate using any publicly owned land or property located in Roswell to address the needs identified in this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 53 – Goals Summary

SORT ORDER#	GOAL NAME	START YEAR	END YEAR	CATEGORY	GEORGRAPHIC AREA	NEEDS ADDRESSED	FUNDING
1	Clearance and Demolition	2023	2024	Affordable Housing	Citywide	Expand affordable housing opportunities	\$353,657
2	Improve access and quality of housing	2023	2024	Affordable housing	Citywide	Expand affordable housing opportunities	\$0
3	Planning and administration	2023	2024	Administration	Citywide	Planning & administration	\$88,414
Total							\$442,071.00

Goal Descriptions

1	Goal Name: Clearance and Demolition
	Goal Description: Clearance and demolition of dilapidated public housing.
2	Goal Name: Improve Quality of Housing
	Goal Description: Support rehabilitation or new construction of housing for low-income households at the Roswell Housing Authority.
3	Goal Name: Planning and administration
	Goal Description: Administrative and planning costs to operate the CDBG program successfully.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2023 provides a comprehensive overview of CDBG activities.

Projects

PROJECT #	PROJECT NAME
1	Clearance and Demolition
2	CDBG Administration

Table 54 – Project Information

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

The City of Roswell's highest priority is to increase access to affordable housing options for low-income families. The Roswell Housing Authority began the first stages of its redevelopment plan by relocating the residents in the old Pelfrey Pines building located at 199 Grove Way. That building is now empty, unsafe, and costly to secure. The City will use its 2023 CDBG funds to help demolish the building and clear the site in preparation for the Housing Authority's new development. Administration funds will be used to oversee the City's CDBG program requirements including the demolition and clearance activities along with applying for a Section 108 Loan from HUD to secure further resources for the redevelopment.

AP-38 Project Summary

Project Summary Information

PROJECT #	PROJECT NAME	DESCRIPTION	FUNDING SOURCE	FUNDING AMOUNT	LOCATION	ACTIVITY
1	Clearance and Demolition	Clearance and demolition of Roswell Housing Authority public housing.	CDBG	\$353,657.00	Citywide	Clearance and Demolition
2	CDBG Administration	Planning and administration for CDBG program.	CDBG	\$88,414.00	Citywide	Planning and administration
Total				\$442,071.00		

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

The City of Roswell have no or very few areas in which 51 percent of the residents are low- and moderate-income. As such HUD has granted the City of Roswell a CDBG exception criterion for to be able to undertake area benefit activities where the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income. 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 39%. Below is a list of census tracts with low and moderate populations greater than 39%:

American Community Survey 5-Year 2011-2015 Low and Moderate Income Summary Data (HUD FY22)							
CDBGUO GID	Name	STA	Type	LOWMOD	LOW MOD UNIV	LOW MODPCT	Top Quartile
132832	Roswell	GA	Principal City	28,520	92,945	30.68%	39.85%

2022 Low Mod Income Summary Data, Roswell GA

CDBGNAME	TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
Roswell	011611	1	1,040	2,665	39.02%
Roswell	011412	3	1,325	3,325	39.85%
Roswell	011421	1	955	2,275	41.98%
Roswell	011405	1	780	1,750	44.57%
Roswell	011405	2	470	1,035	45.41%
Roswell	011422	1	1,445	3,040	47.53%
Roswell	011611	3	1,500	3,110	48.23%
Roswell	011405	4	1,420	2,735	51.92%
Roswell	011414	4	1,175	2,150	54.65%
Roswell	011411	3	1,570	2,665	58.91%
Roswell	011414	1	1,405	2,175	64.60%
Roswell	011405	3	1,690	2,345	72.07%
Roswell	011420	3	1,670	2,260	73.89%
Roswell	011421	2	1,185	1,570	75.48%
Roswell	011420	1	1,210	1,575	76.83%
Roswell	011420	2	3,215	3,990	80.58%

<https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-summarized-block-groups/>

Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Roswell Council has prioritized the replacement of the compromised Asbestos waterlines due to the major health and safety impact of residents and workers.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Limited access to decent affordable housing was identified as an impediment to Fair Housing Choice and was a common thread among all discussions during the planning period. The greatest need is among households with low- and very low-incomes. As a result, affordable housing programs are designed to address these needs.

The Roswell Council has prioritized the replacement of the compromised Asbestos waterlines due to the major health and safety impact of residents and workers. Residents in disadvantaged areas will benefit from repairing/replacing water lines by being provided with safe water. The City also receives an allocation of HOME Investment Partnership funds that assisted the City with advancing housing initiatives.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

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	4
Acquisition of Existing Units	0
Total	4

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.

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

The City of Roswell is actively working with RHA leadership to improve living conditions of RHA residents. The City and RHA supported the closure of one RHA building due to safety concerns. The City of Roswell has committed to finding funding going forward to rebuild on the site. RHA has relocated more than half of the 33 residents temporarily until the building can be rebuilt. Once the building is rebuilt, existing residents will have first choice to return.

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

The City is actively working with the RHA to restart the 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

The Roswell Housing Authority is not designated as troubled.

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

Introduction

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

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

The Fulton County Continuum of Care collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Continuum of Care, annually assesses the characteristics of the homeless population in the County including the City of Roswell. This data allows the Continuum to track the changing needs of the homeless. The City will continue support the efforts of the Continuum of Care in the preparation of the Point in Time Count. The City will continue to invest in activities to mitigate homelessness during this Consolidated Plan period.

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 support services for the homeless and at-risk of homelessness population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports efforts of decreasing or ending homelessness in Roswell and is contributing both time and resources to supporting the local Continuum of Care's initiatives and providing staff support to serve on the Board. Emergency needs for shelter are handled by the Fulton Continuum of Care through many organizations who are members of the Continuum. The City plans to fund emergency and transitional housing and related service providers through the CDBG program.

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 Fulton County 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 at the North Fulton Assessment Center 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)

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

The City will promote the redevelopment of distressed areas and buildings to address affordability for lower income households. In order to address this goal, the following activities and strategies should be undertaken:

- Continue to support and encourage plans from both private developers and non-profit housing agencies to redevelop areas where pockets of poverty and sub-standard housing exist.
- Encourage the development, construction, and/or rehabilitation of mixed income housing in the City.
- Survey the existing residential, mixed-use residential/commercial, and vacant structures to better utilize space for additional housing.
- Provide financial assistance to seniors and lower-income households in the City for home improvements so they can remain in their residences.
- 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.
- Encourage the development and/or rehabilitation of workforce housing for income-eligible City employees and other City residents.

AP-85 Other Actions – 91.220(k)

Introduction:

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in the Strategic Plan that include Affordable Housing Initiatives and social services. The Grants Division is available for program staff to learn about various workshops for subrecipients to provide an overview of program guidelines and expectations. We will utilize these workshops as an opportunity to network, share successes and lessons learned, and to discuss best practices for utilizing HUD funding. Technical Assistance will also be provided to CDBG and HOME subrecipients as needed.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs, the City will review and analyze the work of its various departments and divisions to find opportunities for collaboration between similar programs.

Actions planned to foster and maintain affordable housing

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

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 Roswell Grants Division 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 nonprofit organizations. This

collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

The Grants Division 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 agencies, 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.

CDBG Available Program Funding		
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

Appendix A - 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

Appendix B - Citizen Participation Plan (Revised 4-27-23)

Citizen Participation Plan

Community Development Block Grant (CDBG) Program

(Revised 4-27-23)

City of Roswell
Grants Division
38 Hill Street, Suite 130
Roswell, GA 30075
Phone: 770-641-3727

Citizen Participation Plan

Introduction

The City of Roswell, Georgia Citizen Participation Plan (CPP) was prepared in accordance with Section 104(a)(3) of the Housing and Community Development Act of 1974, as amended. The 24 CFR 91.105 federal regulations outline the “citizen participation” requirements. This document has been established in order for the City of Roswell, Georgia to comply with the requirements of these regulations.

Applicability and Adoption of the Citizen Participation Plan

The CPP sets forth the City’s policies and procedures for attaining citizen input, participation, and comment on the federally-funded Community Development Block Grant Program (CDBG). Citizen input regarding the use of federal funds received annually from the U.S. Department of Housing and Urban Development (HUD) is vital; therefore, this CPP will have an open comment period along with a public hearing prior to the City’s adoption.

To successfully manage the City’s CDBG program, citizen input is necessary in the following areas:

- Citizen Participation Plan and amendments to the Citizen Participation Plan;
- A Five-Year Consolidated Plan (Con Plan);
- An Annual Action Plan (AAP);
- Analysis of Impediments (AI);
- Consolidated Annual Performance Evaluation Report (CAPER); and
- Substantial Amendments to the Consolidated Plan or Annual Action Plan.

The City will seek input from civic organizations, citizens, housing and human service agencies, the county school system, and other groups as necessary to assist in fully engaging the community in the planning and implementation of this federal program. Additionally, all CDBG information will be placed on the City’s website and an e-mail address will be established to serve as a gateway for all questions and comments relative to the program. All draft documents will be placed on the City’s website, in the Grants Division, at the Roswell Public Library, the East Roswell Public Library, and the Roswell Housing Authority. The Grants Division will also post notices of meetings on the City’s online calendar and Facebook.

Consolidated Plan/Annual Action Plan

Based on population, the City of Roswell is considered an entitlement community. The CDBG entitlement program allocates annual grants to assist in the development of viable communities by providing decent housing, a suitable living environment, and to expand economic opportunities, principally for low and moderate income persons. To receive an annual allocation of federal funds from HUD, the City is required to create a five-year Consolidated Plan (strategic plan) with a one-year Action Plan. Subsequently, the five-year Plan will be updated with Annual Action Plans for years two through five. The Consolidated Plan includes the amount of assistance City expects to receive and the range of activities that may be undertaken including the estimated benefit to persons of low- and moderate-income. The

Annual Action Plans are required to include project or program specifics, such as, location, cost, proposed outcome, and any additional descriptive information. Primarily, federal regulations require that funds be aimed where the greatest benefit may be attained for low- and moderate-income residents.

To acquire ample public engagement in all aspects and phases of Plan development, the City of Roswell will interact with various stakeholders in meetings, workshops, public hearings, and with written correspondence. Additionally, the City will inform the Roswell Housing Authority (RHA) when the Consolidated Plan may impact any public housing development or the surrounding community so that the agency may include the City’s information in its Annual Comprehensive Grant Program application. Prior to the adoption of the Consolidated Plan/Action Plan, a 30 calendar day public comment period will be observed. All comments will be recorded and considered in the formulation of the Plan. In addition, all comments and responses will be included in the appendix of the Plan and will be forwarded to HUD upon adoption.

Public Comment, Public Notice, Public Advertisement, and Public Hearings

Public input will be integral in the preparation of the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, substantial amendments, and Annual Performance Report. To that end, the following timeline for participation has been established:

Public Meetings/Input	Date
Presentation at Administration, Finance, and Recreation & Parks Committee ¹	5-9-23
Publicize draft of CPP, AI, Con Plan, and AAP; and open public comment period	5-18-23
Public Hearing at City Hall to discuss drafts ²	6-6-23
Close public comment period	6-19-23
Adopt plans at the Mayor and City Council Meeting ³	7-10-23
Submit plans to HUD	7-17-23

¹This hearing will be held at City Hall in room 220 at 5:00 p.m.

²This meeting will be held at City Hall in room 220 at 5:30 p.m.

³This meeting will be held in the City Hall Council Chambers at 7:00 p.m.

Plan Amendments

HUD regulations require that the City define the criteria that trigger an amendment to adopted plans. Amendments could be necessary due to a change in purpose, scope, budget or other reasons. HUD allows flexibility in the City’s determination of a substantial amendment. The City of Roswell has defined a substantial amendment to the Consolidated Plan or Annual Action Plan as follows:

1. Any funding in the Annual Action Plan or Consolidated Plan that increases or decreases funding by 60 percent;
2. Any addition of a new priority, project, or program not previously considered; or
3. Any change that reallocates funds from one eligible activity to another eligible activity not previously considered in a public comment period.

The process shall follow the public notice and comment policies described in the Citizens Participation Plan (CPP) when a revision to an adopted Consolidated Plan or Annual Action Plan triggers a substantial amendment. Substantial amendments are also subject to a 30-day review and comment period.

All comments received by the City relating to substantial amendments shall be considered when preparing the amendment. All comments and the outcome of the City's consideration shall be included at the time of adoption by the City of Roswell. All substantial amendments will be forwarded to HUD as an attachment/appendix to the amended Consolidated Plan or Annual Action Plan.

Other amendments may be implemented at the discretion of the Mayor or City Administrator and are not subject to the defining criteria that apply to substantial amendments.

Performance Reports

Prior to submittal of the Consolidated Annual Performance Report (CAPER) to HUD, the report will be made available to interested parties for a comment period of no less than 15 calendar days. Citizens will be notified of the CAPER's availability through newspaper notification in the Alpharetta-Roswell Herald and on the City website at www.roswellgov.com/cdbg. Written comments will be considered and will be attached with responses as an appendix to the final CAPER.

Access to Information and Public Involvement

To encourage and foster citizen input in the development of the Citizen Participation Plan, amendments to the Citizen Participation Plan, the five-year Consolidated Plan, the Annual Action Plan, Performance Reports, and substantial amendments to the Consolidated Plan or Annual Action Plan, the City of Roswell will make all information available for public comment. Upon request, all aforementioned information may be provided in alternative formats for the disabled and to non-English speaking residents. All documents will be subjected to public input prior to submission to HUD.

A minimum of two public hearings must be held each program year to seek public input and address housing and community development needs, development of proposed activities and review program performance. This process will ensure that the City of Roswell follows the Plan and incorporates public input so that community needs are met with appropriate application of HUD funds. These public hearings will be held in different stages of the program year, and one will be held before the Consolidated Plan/Annual Action Plan is published for public comment. The Action Plan will include CDBG funds or any other HUD funds that the City expects to receive each year with the estimated benefit to low- and moderate-income residents.

To ensure access to all information, at a minimum, an executive summary of all documents will be placed on the City of Roswell's website, www.roswellgov.com/cdbg. Hard copy documents will be available at:

City of Roswell Grants Division
38 Hill Street, Suite 130
Roswell, GA 30075

Roswell Housing Authority
199 Grove Way
Roswell, GA 30075

East Roswell Public Library
2301 Holcomb Bridge Road
Roswell, GA 30076

Roswell Public Library
115 Norcross Street
Roswell, GA 30075

Reasonable and timely access will be given to public records including the City's use of assistance for the preceding five years. The City will provide a reasonable number of free copies of each document with sufficient notice. A request for a copy can be made by contacting cdbg@roswellg.com or by contacting the CDBG Program at 770-641-3727.

Communication Accommodations

Translation and Interpreter services will be made available upon request five working days prior to the scheduled meeting. Please contact the CDBG Program at 770-641-3727 or email cdbg@roswellgov.com. Hearing impaired persons who wish to participate in public hearings and who require an ASL translator, should contact the Georgia Relay Department at 800-359-4663 at least five working days prior to the public hearing date.

Public notice will be posted at least 15 days before a public hearing in the Alpharetta-Roswell Herald and on the City's website at www.roswellgov.com/cdbg. Citizens who may require this information in alternative formats may contact the CDBG Program at 770-641-3727 at least five working days prior to the public hearing date to permit the department to make arrangements to have translation services available for the public hearing(s) in question.

Displacement

Federal Regulation 24 CFR Part 91.105 (b)(1) requires that the City describe how it will address displacement of residents due to the result of any HUD-funded project or program. The City is required to identify how any displaced person, as a result of a HUD-funded project or program, will be assisted even if the City anticipates no displacement. Although the City does not anticipate displacement during this 5-year Plan, every effort will be undertaken to minimize displacement. The City will develop a policy regarding displacement prior to commencing any federally funded activity that may result in displacement. In the event displacement should occur, then 49 CFR Part 24 (Uniform Relocation Act) will be followed.

Technical Assistance

Technical assistance may be requested in writing by any persons of low- and moderate-income or groups representing such persons as it relates to developing proposals for funding assistance under any program outlined by the Consolidated Plan. The level and type of assistance needed

will be determined by the City of Roswell. All technical assistance requests should be addressed to:

City of Roswell
Grants Division
38 Hill Street, Suite 130
Roswell, Georgia 30075

All requests should specify the name of the individual or citizen group/organization, the contact person, and the nature of the technical assistance requested.

Complaint Procedure

The City of Roswell desires and encourages continuous citizen feedback and community input related to this CDBG federal program and all federal programs administered by the City. All concerns or complaints related to the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, Annual Performance Report, and any substantial amendments should be submitted in writing to the CDBG Program Director. Written complaints may be submitted to:

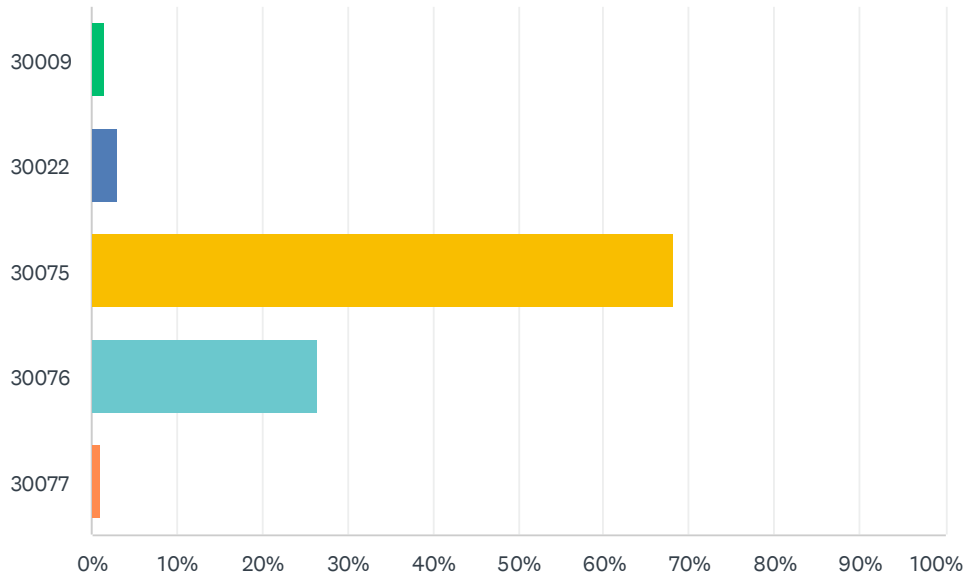
City of Roswell
Grants Division
38 Hill St., Suite 130
Roswell, Georgia 30075

Concerns, complaints, questions, or requests for information may also be submitted electronically to cdbg@roswellgov.com. All written and electronically submitted correspondence received by the City of Roswell will be addressed in writing within 15 working days, where practicable, as required by federal regulations.

Appendix C - Community Needs Assessment - Summary Data

Q1 Please indicate the ZIP Code of your residence

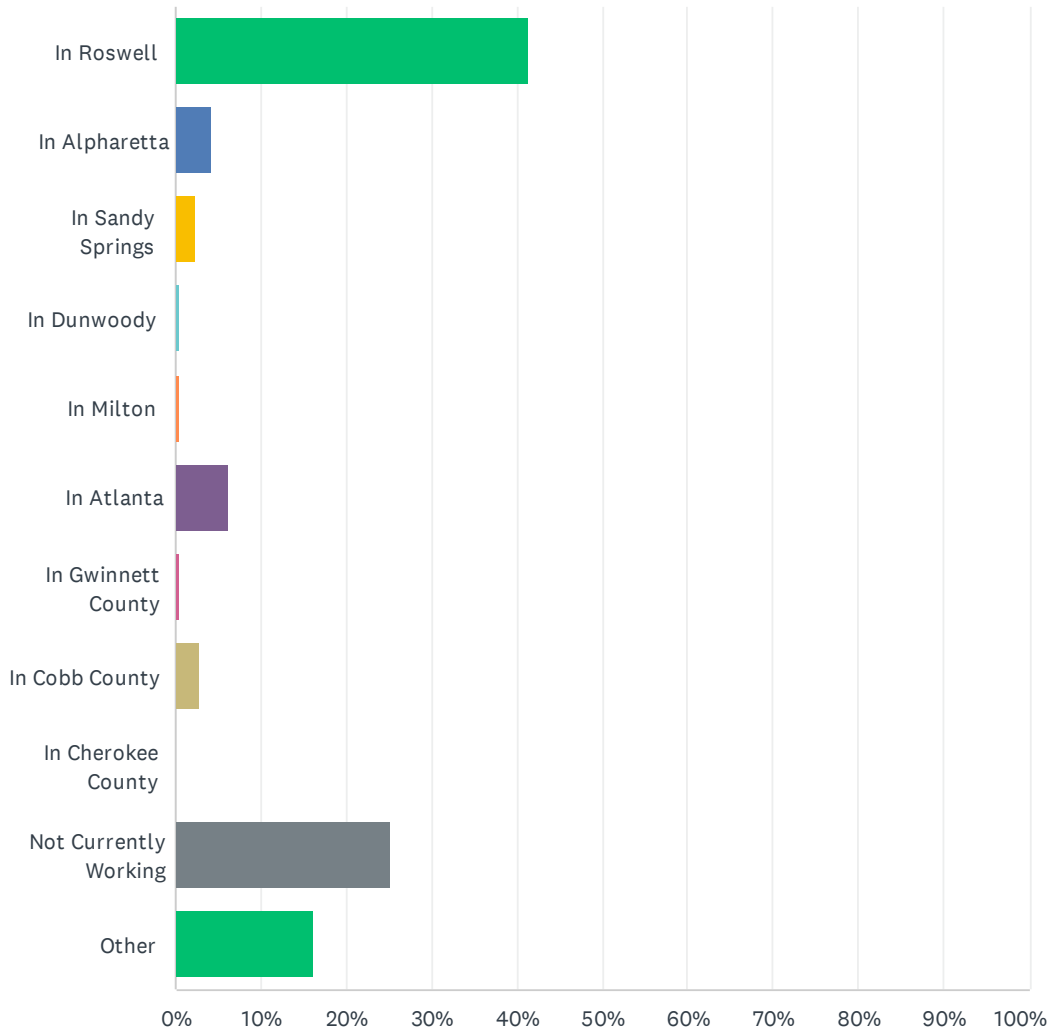
Answered: 205 Skipped: 8



ANSWER CHOICES	RESPONSES	
30009	1.46%	3
30022	2.93%	6
30075	68.29%	140
30076	26.34%	54
30077	0.98%	2
TOTAL		205

Q2 Where do you work?

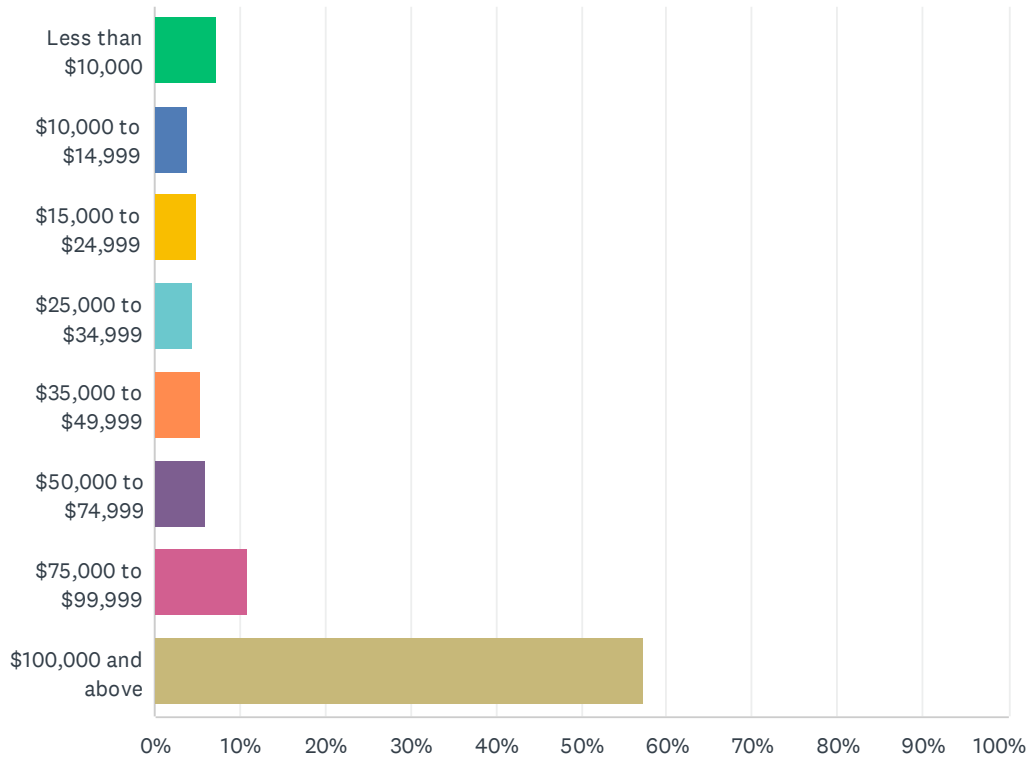
Answered: 210 Skipped: 3



ANSWER CHOICES	RESPONSES	
In Roswell	41.43%	87
In Alpharetta	4.29%	9
In Sandy Springs	2.38%	5
In Dunwoody	0.48%	1
In Milton	0.48%	1
In Atlanta	6.19%	13
In Gwinnett County	0.48%	1
In Cobb County	2.86%	6
In Cherokee County	0.00%	0
Not Currently Working	25.24%	53
Other	16.19%	34
TOTAL		210

Q3 Please SELECT the ONE income range that most accurately reflects your totalhousehold income.

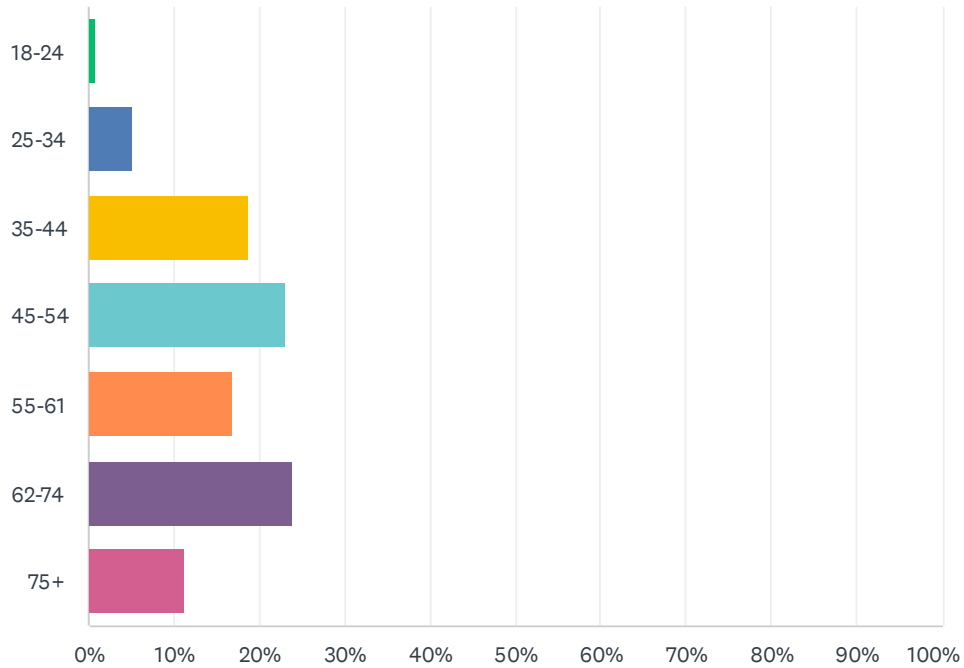
Answered: 204 Skipped: 9



ANSWER CHOICES	RESPONSES	
Less than \$10,000	7.35%	15
\$10,000 to \$14,999	3.92%	8
\$15,000 to \$24,999	4.90%	10
\$25,000 to \$34,999	4.41%	9
\$35,000 to \$49,999	5.39%	11
\$50,000 to \$74,999	5.88%	12
\$75,000 to \$99,999	10.78%	22
\$100,000 and above	57.35%	117
TOTAL		204

Q4 Which is your age group?

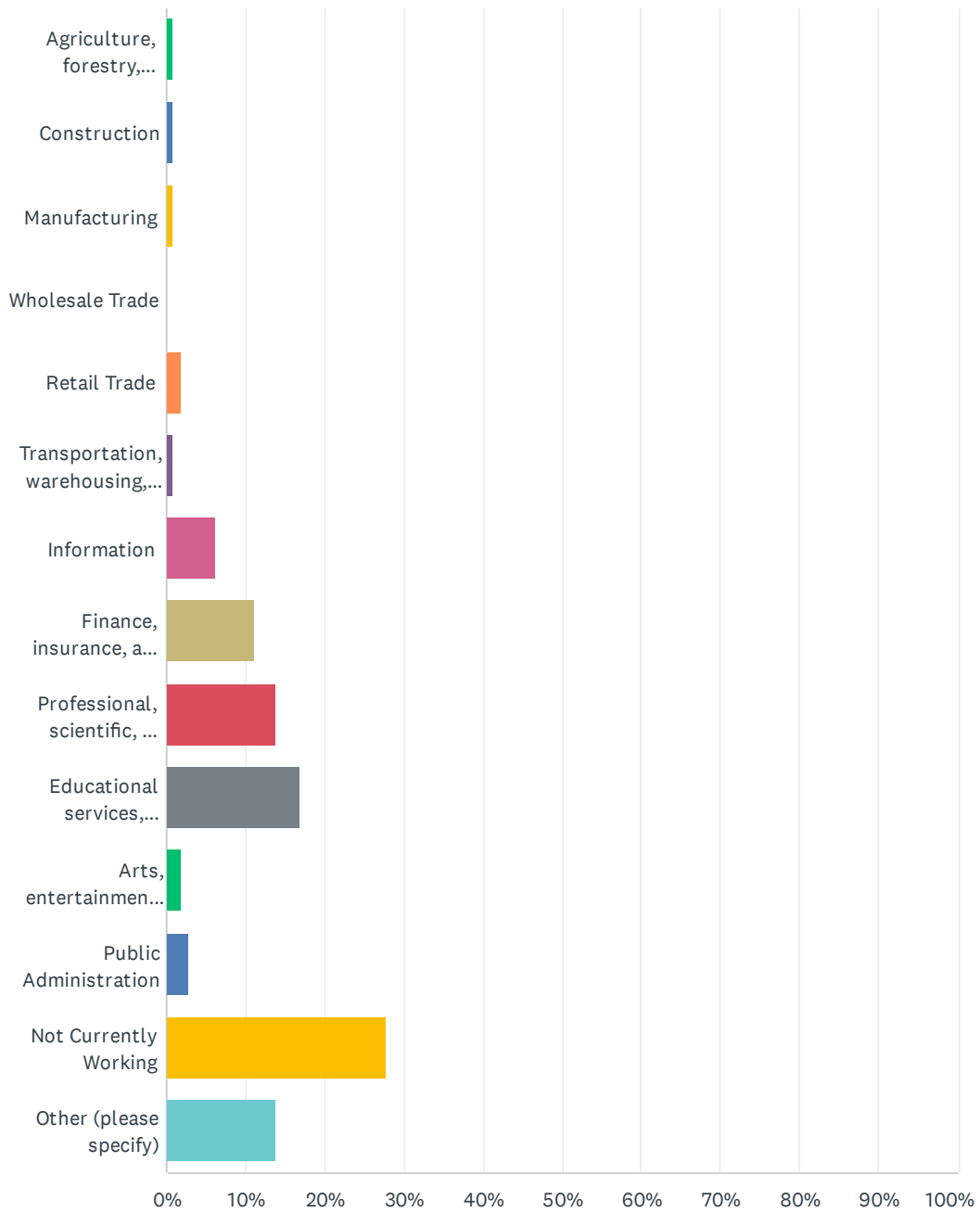
Answered: 213 Skipped: 0



ANSWER CHOICES	RESPONSES	
18-24	0.94%	2
25-34	5.16%	11
35-44	18.78%	40
45-54	23.00%	49
55-61	16.90%	36
62-74	23.94%	51
75+	11.27%	24
TOTAL		213

Q5 In which field(s) are you employed?

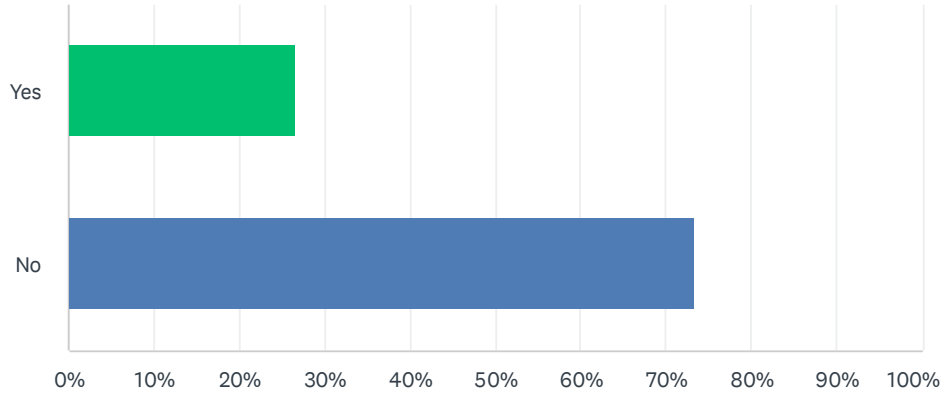
Answered: 209 Skipped: 4



ANSWER CHOICES	RESPONSES	
Agriculture, forestry, fishing, hunting, and mining	0.96%	2
Construction	0.96%	2
Manufacturing	0.96%	2
Wholesale Trade	0.00%	0
Retail Trade	1.91%	4
Transportation, warehousing, and utilities	0.96%	2
Information	6.22%	13
Finance, insurance, and real estate	11.00%	23
Professional, scientific, and management	13.88%	29
Educational services, health care, and social assistance	16.75%	35
Arts, entertainment, accommodation and food services	1.91%	4
Public Administration	2.87%	6
Not Currently Working	27.75%	58
Other (please specify)	13.88%	29
TOTAL		209

Q6 The U.S. Census Bureau considers the following to be "minority groups:" Black, Hispanic, Asian, Pacific Islander, or American Indian/Alaska Native. Are you a member of one of the groups listed above?

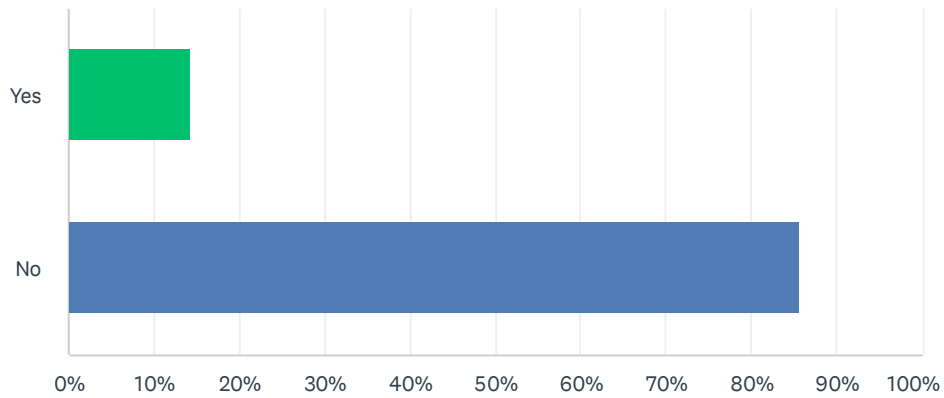
Answered: 210 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	26.67%	56
No	73.33%	154
TOTAL		210

Q7 Is a language other than English spoken regularly in your household?

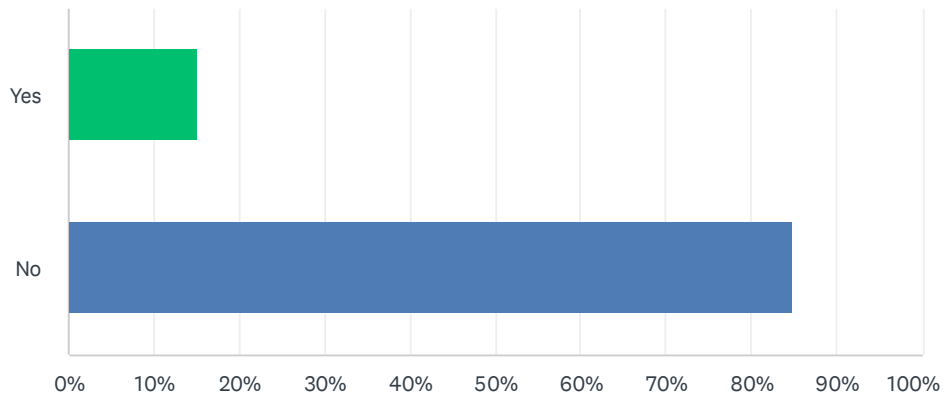
Answered: 210 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	14.29%	30
No	85.71%	180
TOTAL		210

Q8 Does anyone in your household have a disability?

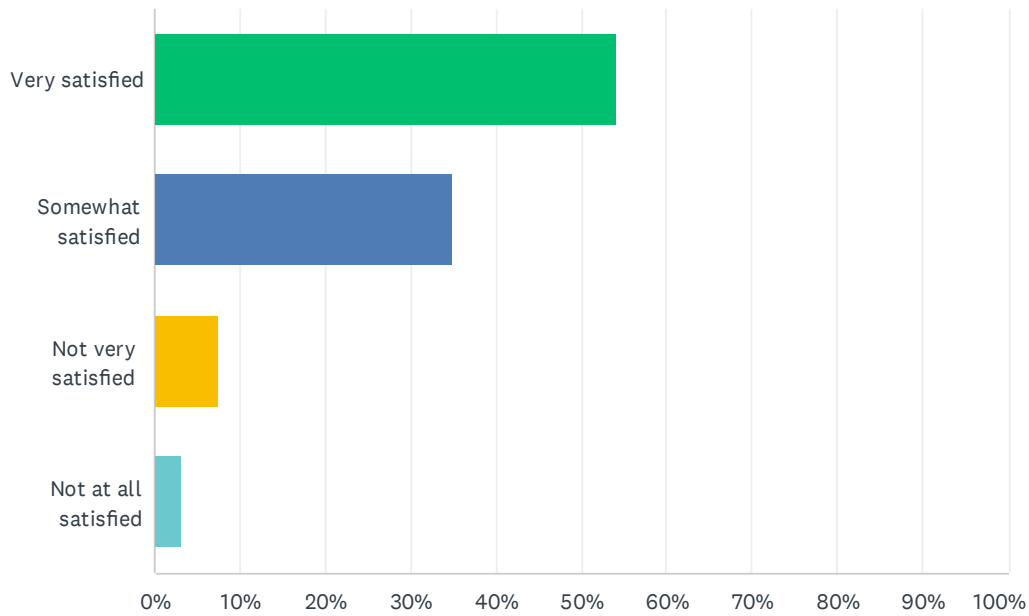
Answered: 211 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	15.17%	32
No	84.83%	179
TOTAL		211

Q9 How satisfied are you with your current living situation?

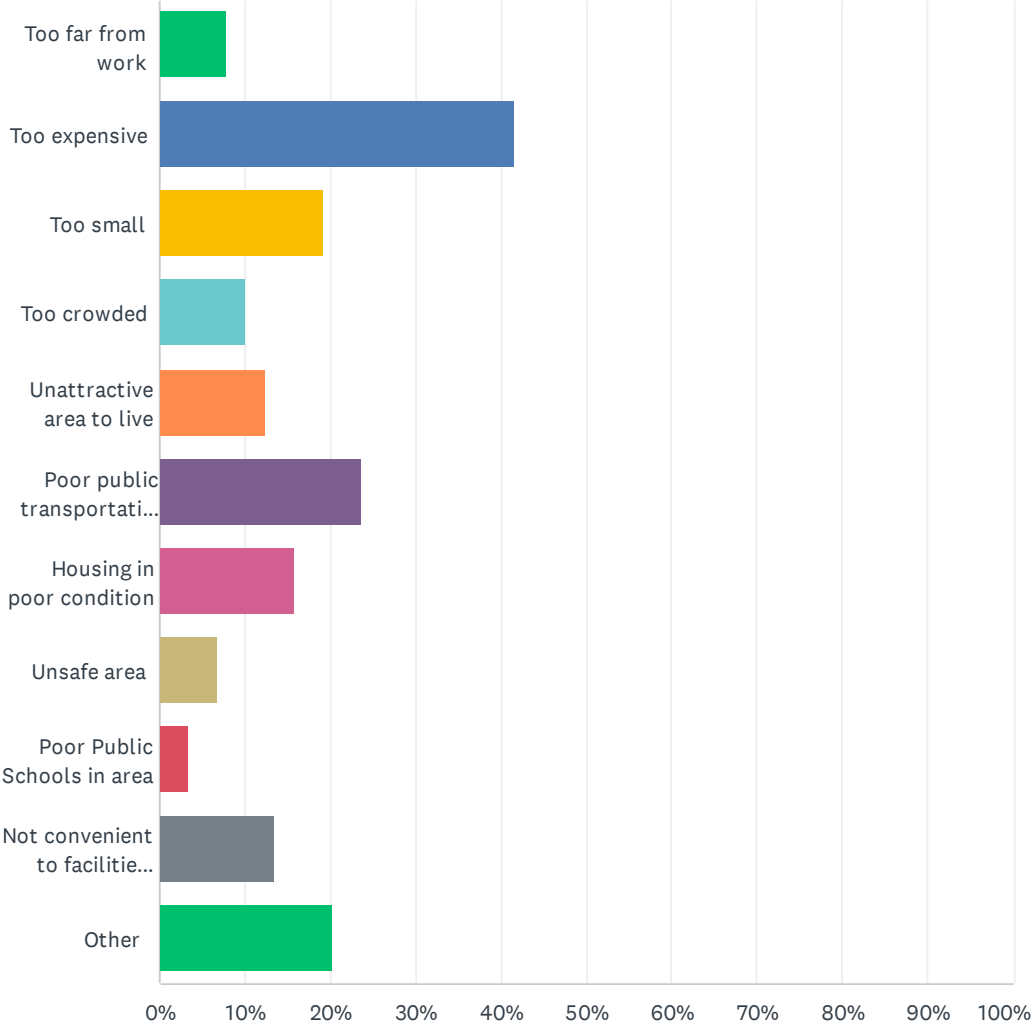
Answered: 212 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very satisfied	54.25%	115
Somewhat satisfied	34.91%	74
Not very satisfied	7.55%	16
Not at all satisfied	3.30%	7
TOTAL		212

Q10 If you are not satisfied with your current living situation, what are the reasons for your dissatisfaction? (SELECT ALL THAT APPLY)

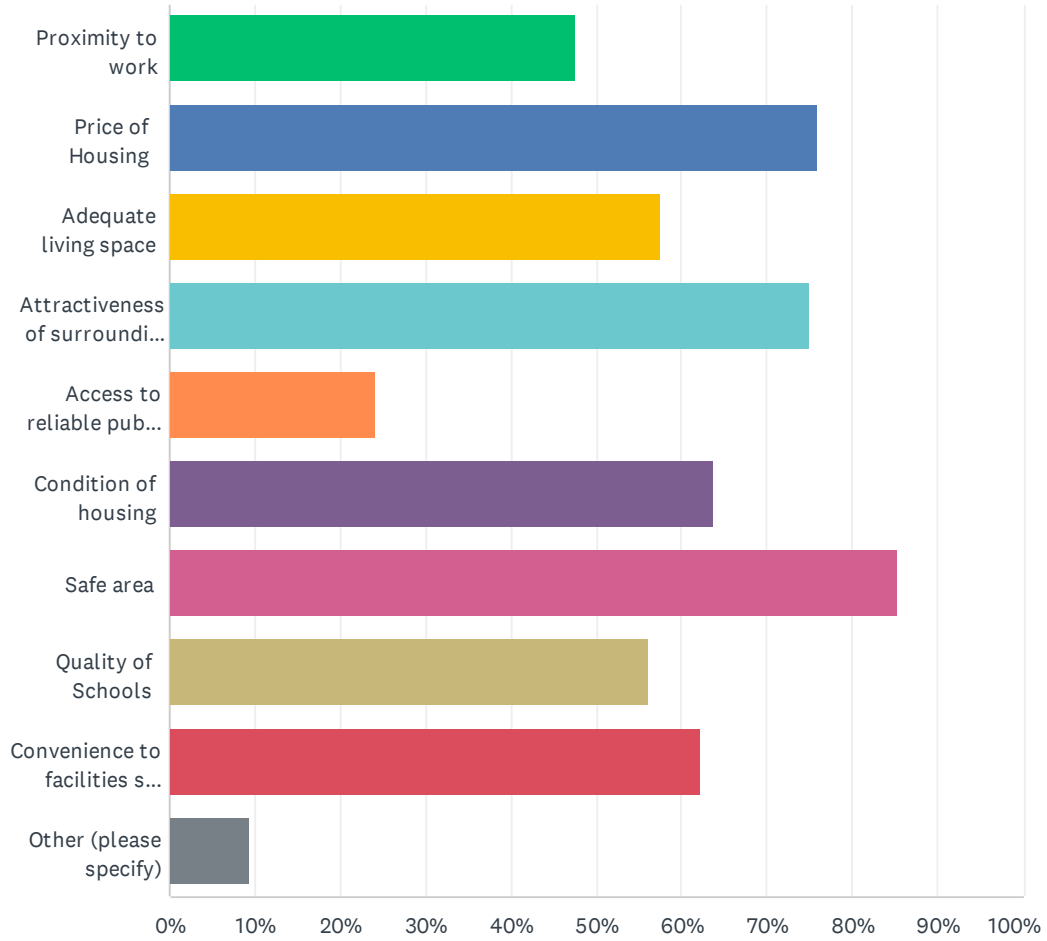
Answered: 89 Skipped: 124



ANSWER CHOICES	RESPONSES	
Too far from work	7.87%	7
Too expensive	41.57%	37
Too small	19.10%	17
Too crowded	10.11%	9
Unattractive area to live	12.36%	11
Poor public transportation opportunities	23.60%	21
Housing in poor condition	15.73%	14
Unsafe area	6.74%	6
Poor Public Schools in area	3.37%	3
Not convenient to facilities such as medical services and retail areas	13.48%	12
Other	20.22%	18
Total Respondents: 89		

Q11 Which of the following are important considerations to you in choosing a place to live?(SELECT ALL THAT APPLY)

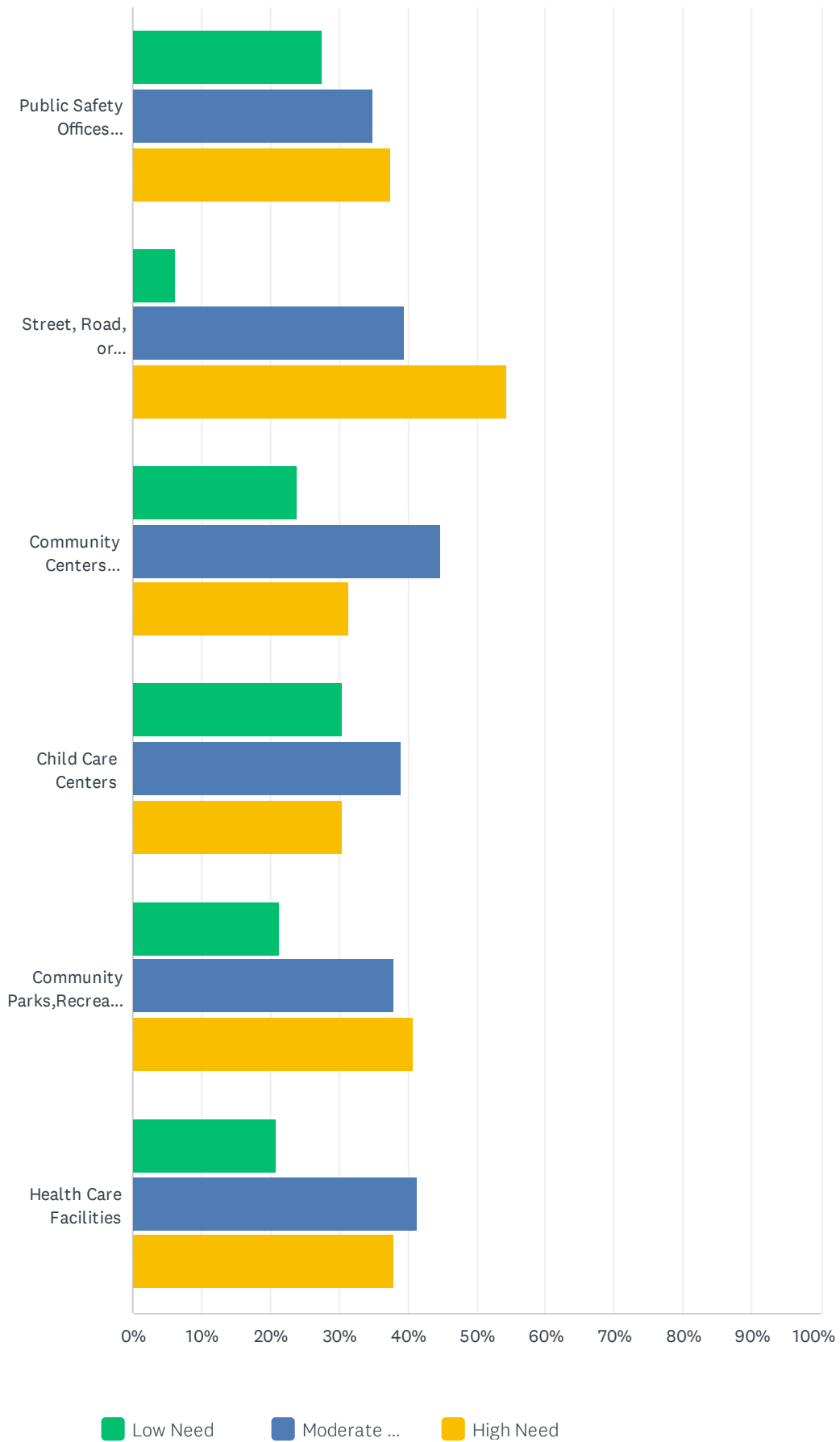
Answered: 212 Skipped: 1



ANSWER CHOICES	RESPONSES	
Proximity to work	47.64%	101
Price of Housing	75.94%	161
Adequate living space	57.55%	122
Attractiveness of surrounding area	75.00%	159
Access to reliable public transportation	24.06%	51
Condition of housing	63.68%	135
Safe area	85.38%	181
Quality of Schools	56.13%	119
Convenience to facilities such as medical services and retail area	62.26%	132
Other (please specify)	9.43%	20
Total Respondents: 212		

Q12 Please rank the following Public Facility and Infrastructure Needs in Roswell on a scale ranging from a low need to a high need.

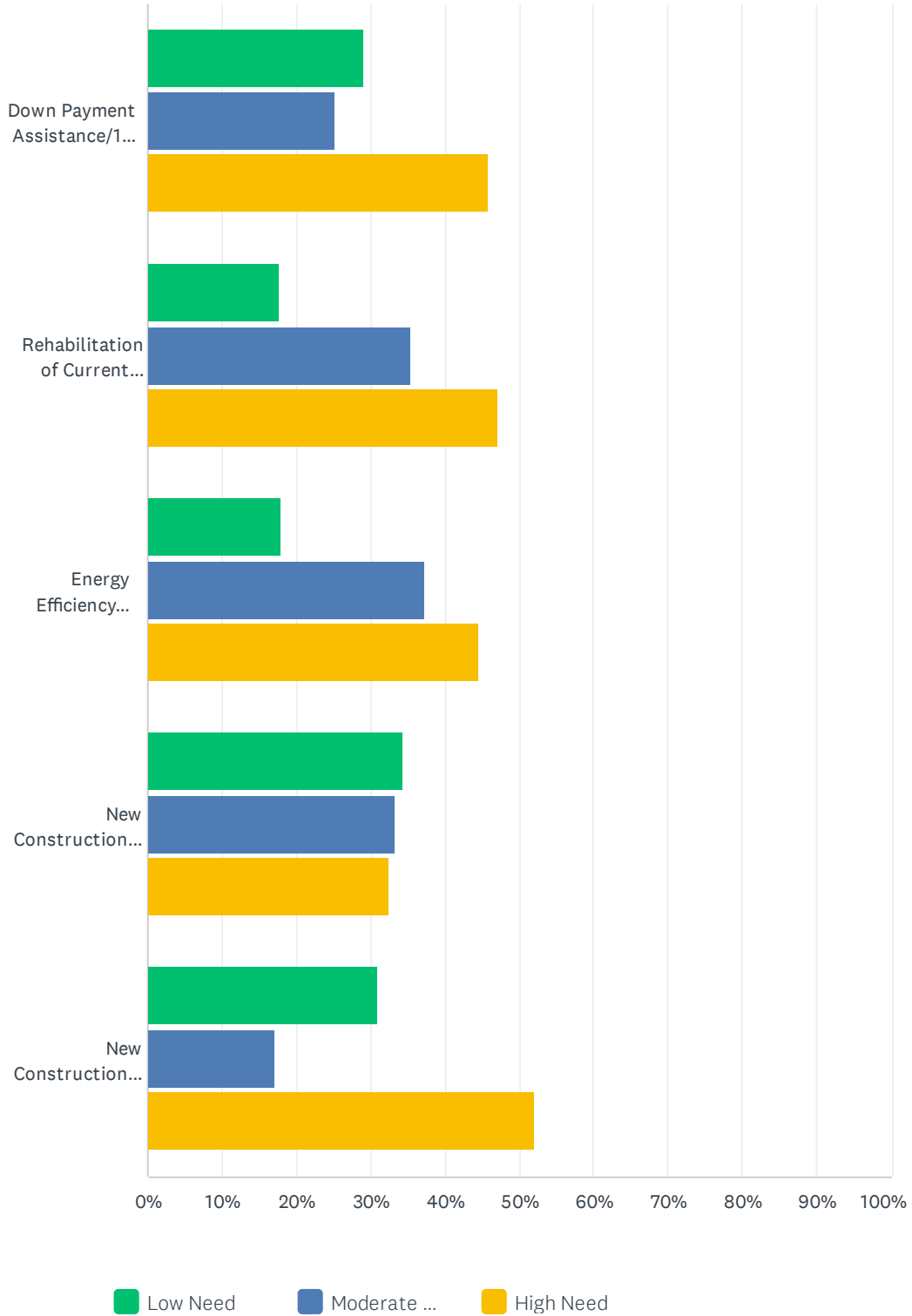
Answered: 211 Skipped: 2



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Public Safety Offices (Fire,Police, EmergencyManagement)	27.49% 58	35.07% 74	37.44% 79	211	2.10
Street, Road, or SidewalkImprovements	6.19% 13	39.52% 83	54.29% 114	210	2.48
Community Centers andFacilities (i.e. YouthCenters, Senior Centers)	23.81% 50	44.76% 94	31.43% 66	210	2.08
Child Care Centers	30.48% 64	39.05% 82	30.48% 64	210	2.00
Community Parks,Recreational Facilities, andCultural Centers	21.33% 45	37.91% 80	40.76% 86	211	2.19
Health Care Facilities	20.87% 43	41.26% 85	37.86% 78	206	2.17

Q13 Please rank the following Housing Needs in the City on a scale ranging from a low need to a high need.

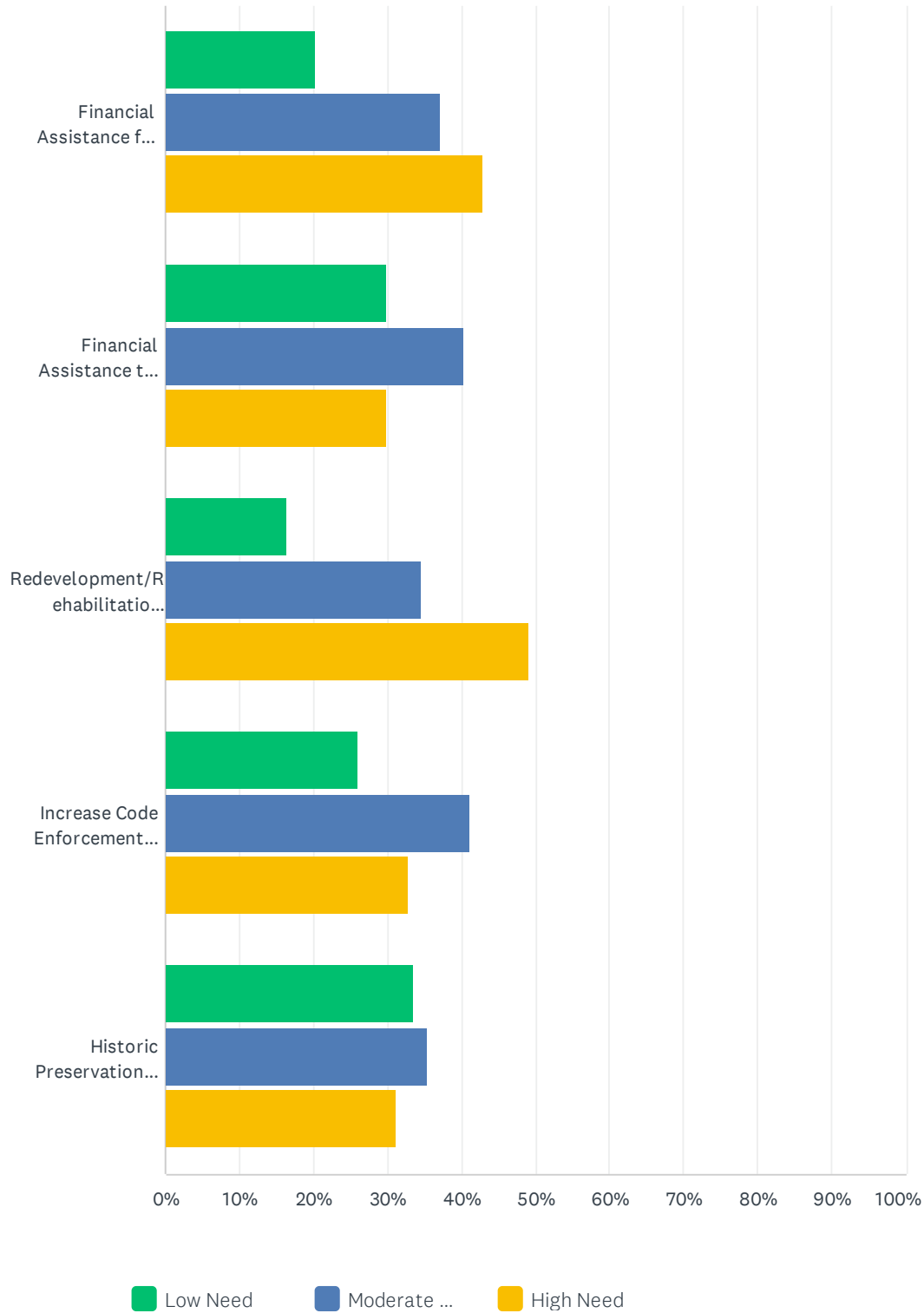
Answered: 209 Skipped: 4



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Down Payment Assistance/1st Time Home-buyer Program	28.99% 60	25.12% 52	45.89% 95	207	2.17
Rehabilitation of Current Housing including Rental Units	17.65% 36	35.29% 72	47.06% 96	204	2.29
Energy Efficiency Improvements to Current Housing	17.96% 37	37.38% 77	44.66% 92	206	2.27
New Construction of Housing for Home-ownership	34.30% 71	33.33% 69	32.37% 67	207	1.98
New Construction of Affordable Rental Units	30.88% 63	17.16% 35	51.96% 106	204	2.21

Q14 Please rank the following Economic/Community Development Needs in the City on a scale ranging from a low need to a high need.

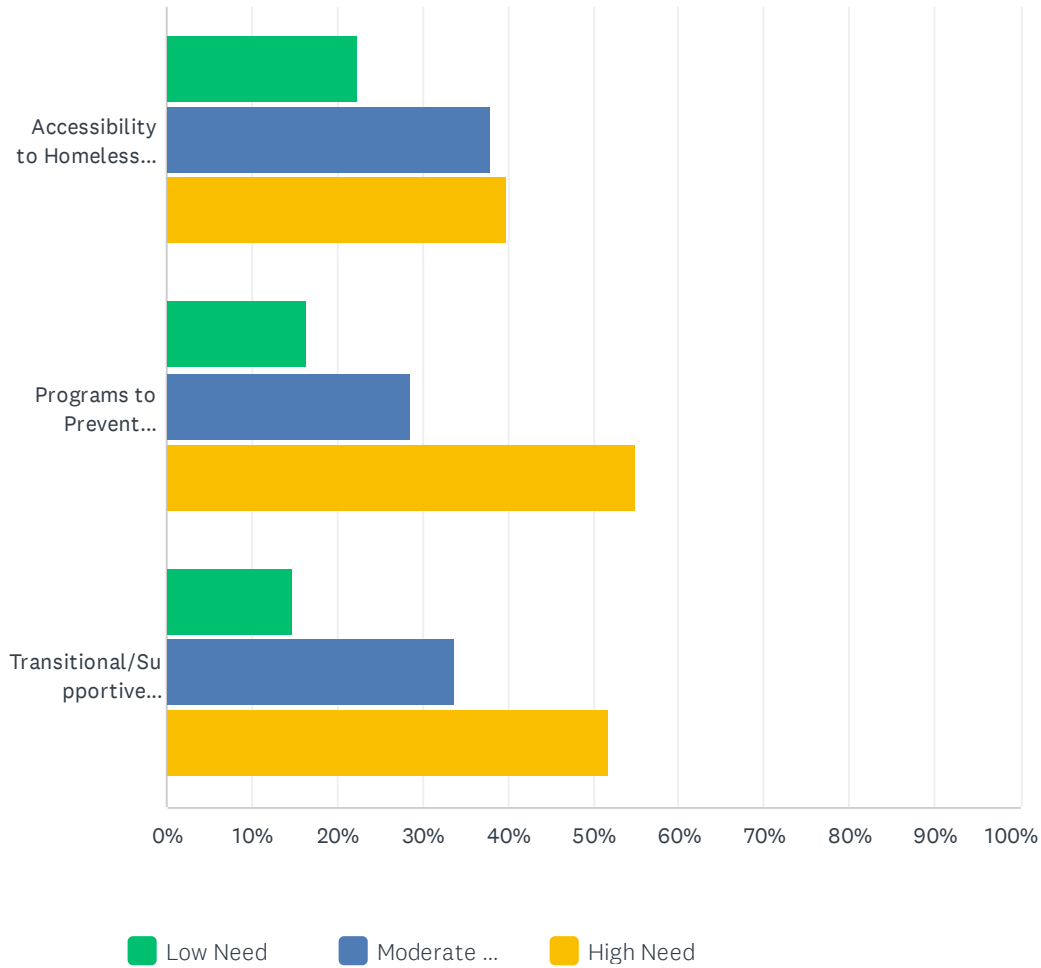
Answered: 208 Skipped: 5



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL	WEIGHTED AVERAGE
Financial Assistance for Community Organizations	20.19% 42	37.02% 77	42.79% 89	208	2.23
Financial Assistance to Entrepreneurs and Job Creators	29.81% 62	40.38% 84	29.81% 62	208	2.00
Redevelopment/Rehabilitation/Demolition of Blighted Properties	16.35% 34	34.62% 72	49.04% 102	208	2.33
Increase Code Enforcement Efforts	26.09% 54	41.06% 85	32.85% 68	207	2.07
Historic Preservation Efforts	33.50% 69	35.44% 73	31.07% 64	206	1.98

Q15 Please rank the following Homeless Needs in the City on a scale ranging from a low need to a high need.

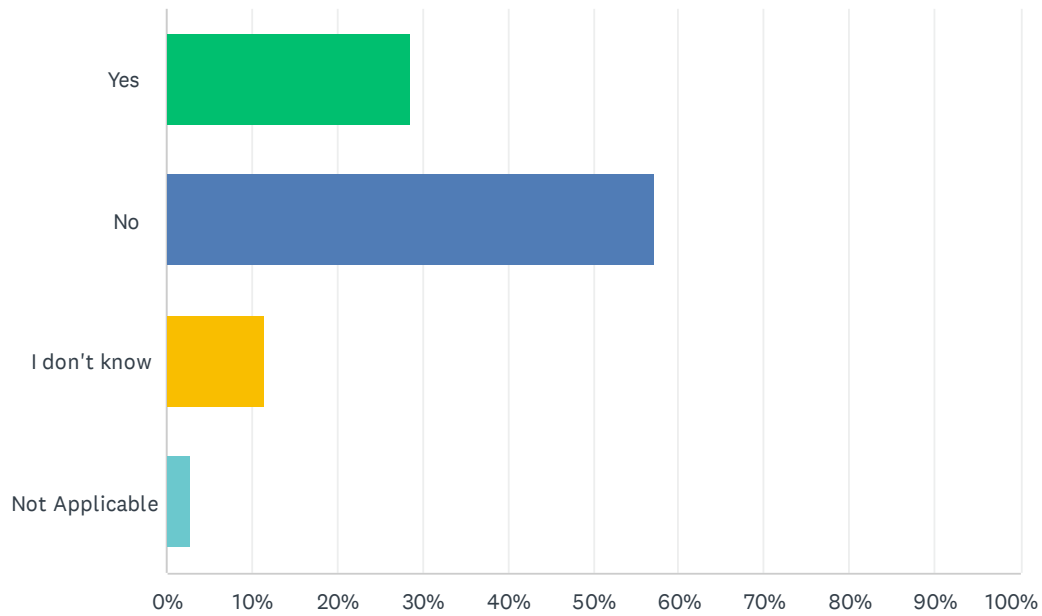
Answered: 207 Skipped: 6



	LOW NEED	MODERATE NEED	HIGH NEED	TOTAL
Accessibility to Homeless Shelters	22.33% 46	37.86% 78	39.81% 82	206
Programs to Prevent Homelessness	16.43% 34	28.50% 59	55.07% 114	207
Transitional/Supportive Housing Programs	14.63% 30	33.66% 69	51.71% 106	205

Q16 Is access to Public Transportation available in your neighborhood?

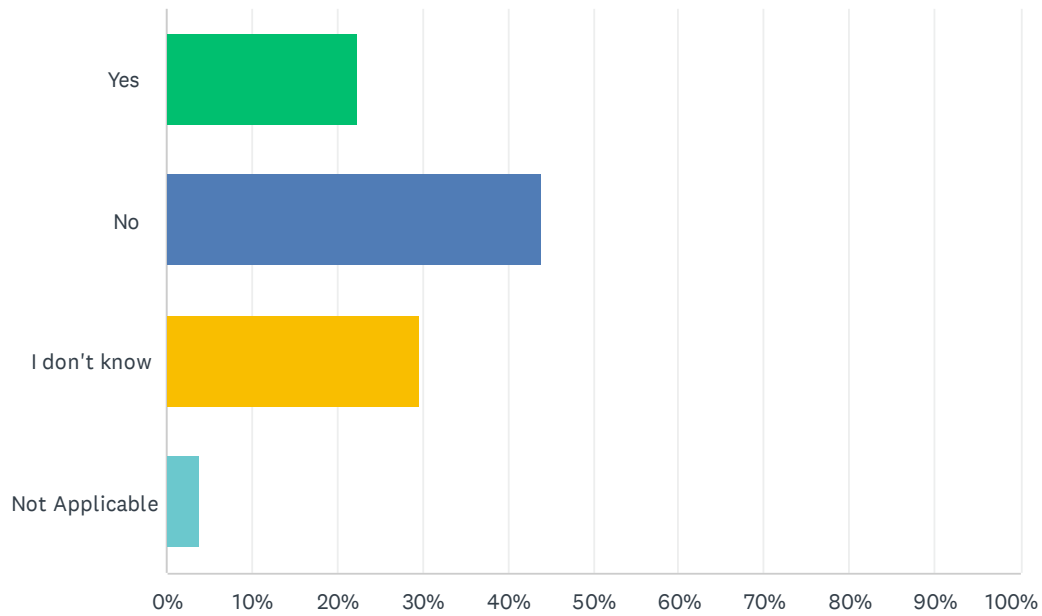
Answered: 210 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	28.57%	60
No	57.14%	120
I don't know	11.43%	24
Not Applicable	2.86%	6
TOTAL		210

Q17 Is Public Transportation to major employers available in your area?

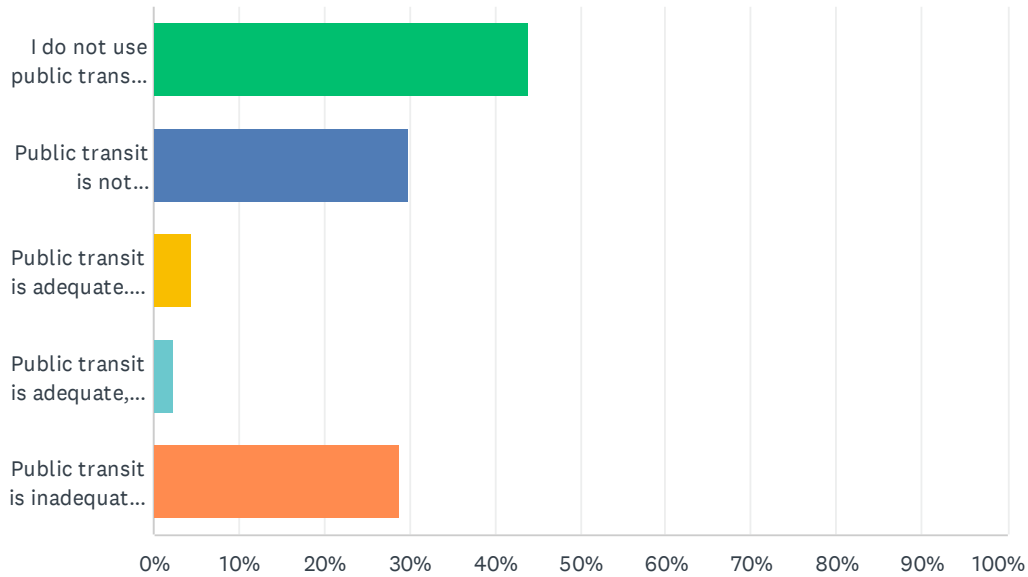
Answered: 209 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	22.49%	47
No	44.02%	92
I don't know	29.67%	62
Not Applicable	3.83%	8
TOTAL		209

Q18 How does the availability of public transportation options (bus, train, etc.) affect your daily commute?

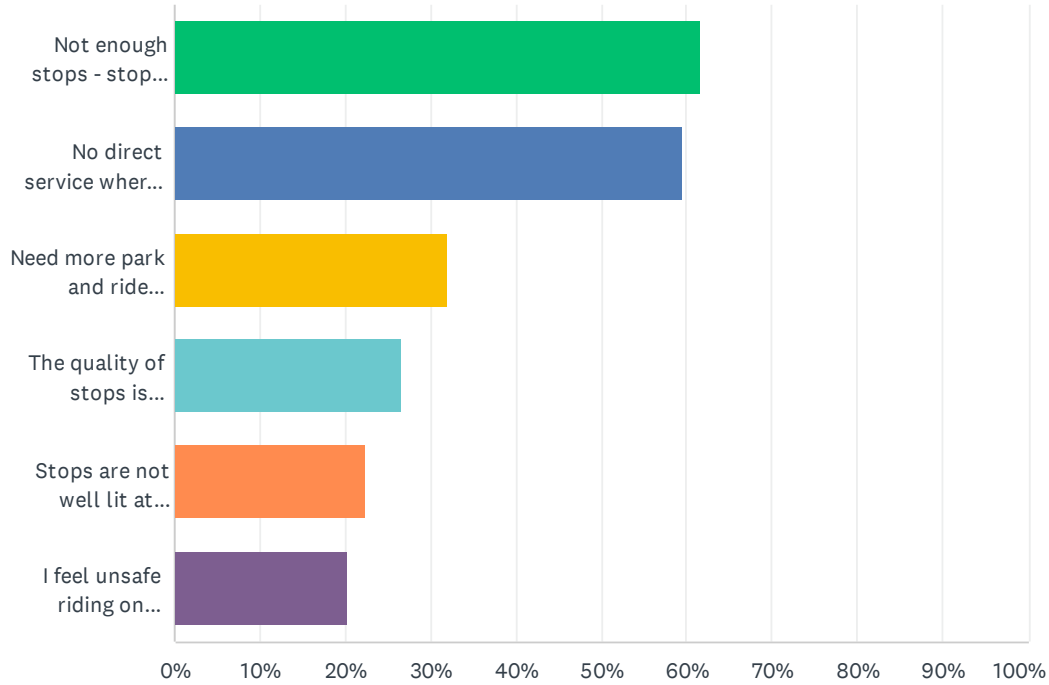
Answered: 205 Skipped: 8



ANSWER CHOICES	RESPONSES	
I do not use public transit and have no desire to do so in the future.	43.90%	90
Public transit is not practical for my commute.	29.76%	61
Public transit is adequate. I use it to commute regularly.	4.39%	9
Public transit is adequate, but I cannot afford it.	2.44%	5
Public transit is inadequate. I would like more options	28.78%	59
Total Respondents: 205		

Q19 If you answered in question 19 that public transit is inadequate, please indicate why.

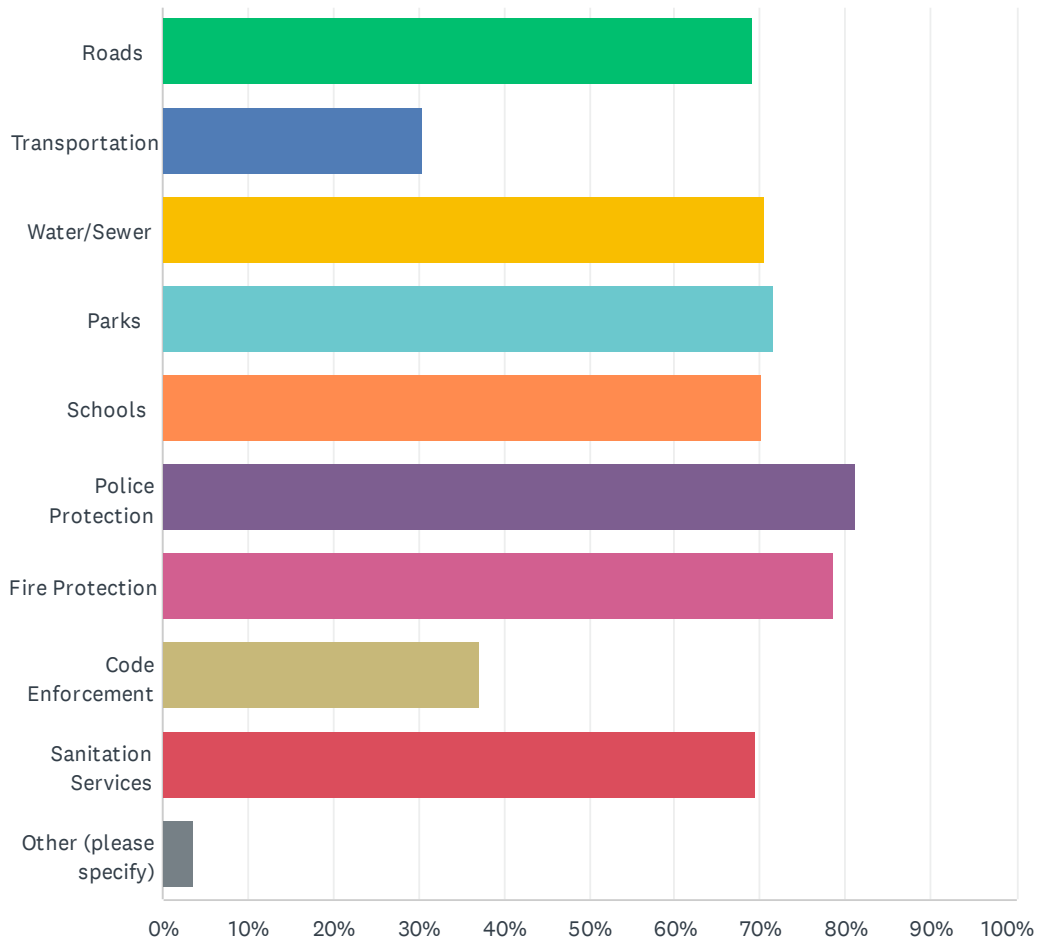
Answered: 94 Skipped: 119



ANSWER CHOICES	RESPONSES	
Not enough stops - stops are not close enough to home/work	61.70%	58
No direct service where I want to go	59.57%	56
Need more park and ride services	31.91%	30
The quality of stops is inadequate (not covered by weather elements, no benches, etc.)	26.60%	25
Stops are not well lit at night	22.34%	21
I feel unsafe riding on public transit.	20.21%	19
Total Respondents: 94		

Q20 Regarding public services provided in your community, which of the following do you feel are EQUALLY provided through all areas of the City?
(SELECT ALL THAT APPLY)

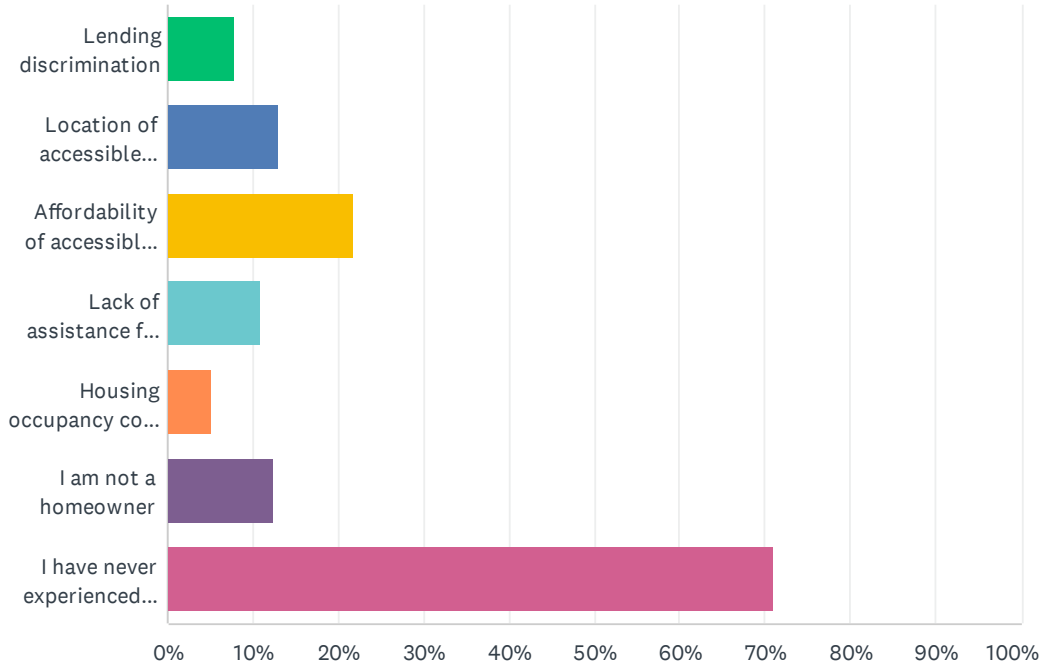
Answered: 197 Skipped: 16



ANSWER CHOICES	RESPONSES	
Roads	69.04%	136
Transportation	30.46%	60
Water/Sewer	70.56%	139
Parks	71.57%	141
Schools	70.05%	138
Police Protection	81.22%	160
Fire Protection	78.68%	155
Code Enforcement	37.06%	73
Sanitation Services	69.54%	137
Other (please specify)	3.55%	7
Total Respondents: 197		

Q21 If you have ever experienced difficulty in finding rental housing or achieving homeownership due to a disability, indicate the type of barriers you have encountered. (Check all that apply.)

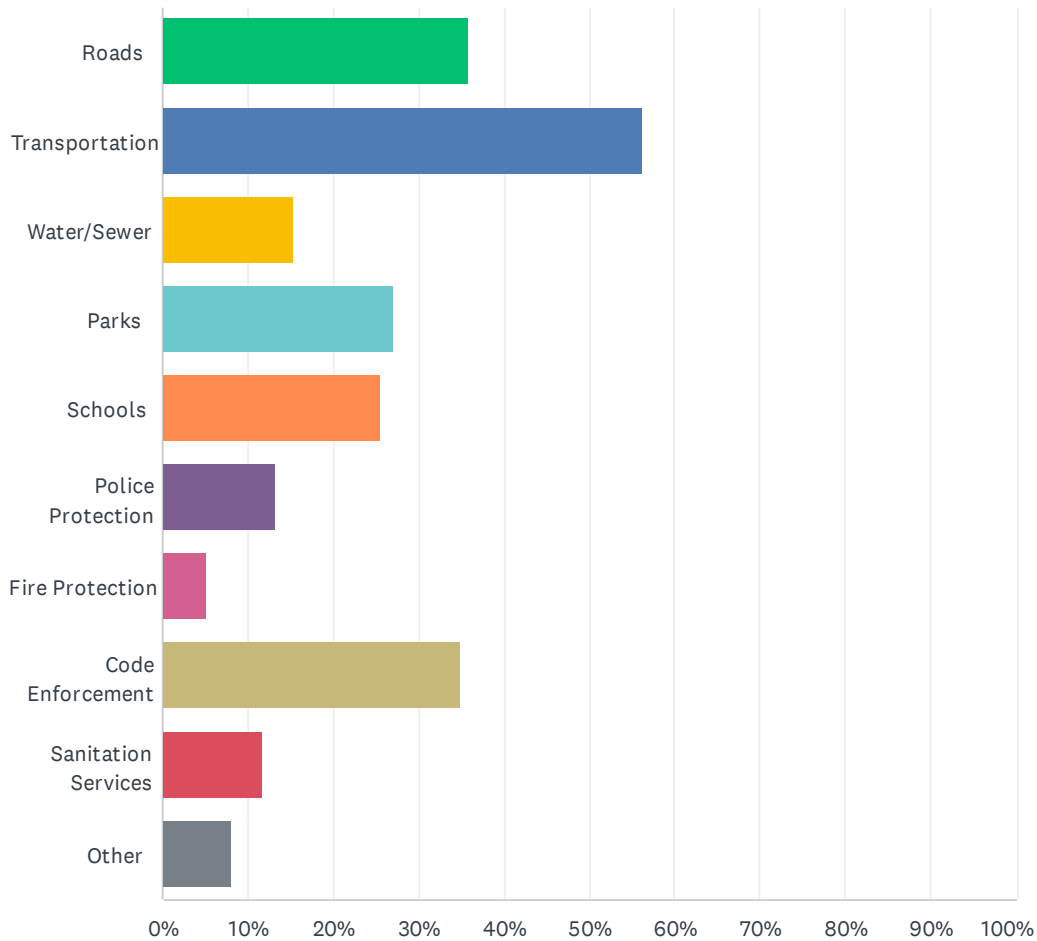
Answered: 138 Skipped: 75



ANSWER CHOICES	RESPONSES	
Lending discrimination	7.97%	11
Location of accessible housing	13.04%	18
Affordability of accessible housing	21.74%	30
Lack of assistance for housing accessibility modifications	10.87%	15
Housing occupancy codes and limits	5.07%	7
I am not a homeowner	12.32%	17
I have never experienced difficulty in finding rental housing or achieving homeownership due to a disability	71.01%	98
Total Respondents: 138		

Q22 Regarding public services provided in your community, which of the following do you feel are NOT EQUALLY provided through all areas of the City? (SELECT ALL THAT APPLY)

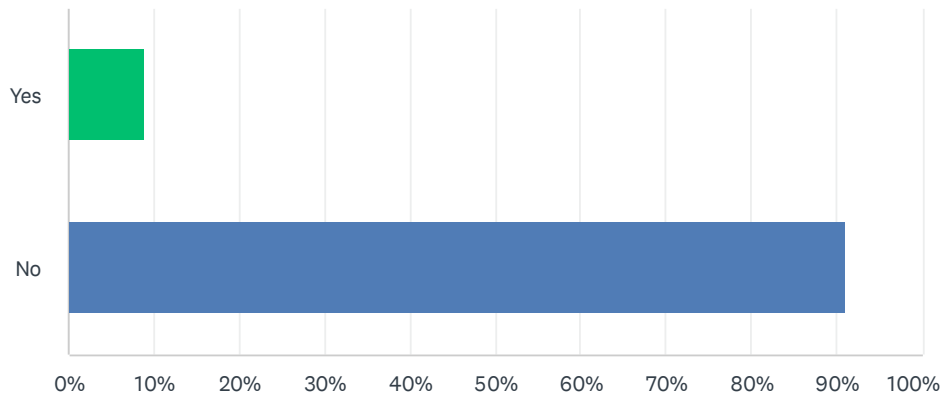
Answered: 137 Skipped: 76



ANSWER CHOICES	RESPONSES	
Roads	35.77%	49
Transportation	56.20%	77
Water/Sewer	15.33%	21
Parks	27.01%	37
Schools	25.55%	35
Police Protection	13.14%	18
Fire Protection	5.11%	7
Code Enforcement	35.04%	48
Sanitation Services	11.68%	16
Other	8.03%	11
Total Respondents: 137		

Q23 Since living in Roswell, have you experienced housing discrimination?

Answered: 203 Skipped: 10



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

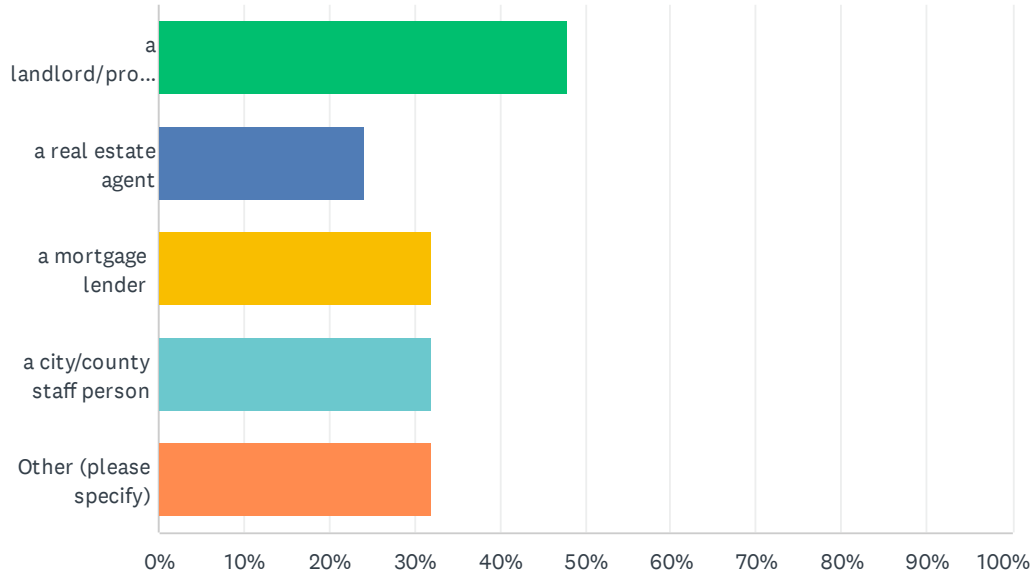
8.87% 18

91.13% 185

203

Q24 If you answered yes to question 24, who discriminated against you? (CHECK ALL THAT APPLY)

Answered: 25 Skipped: 188



ANSWER CHOICES

a landlord/property manager
 a real estate agent
 a mortgage lender
 a city/county staff person
 Other (please specify)

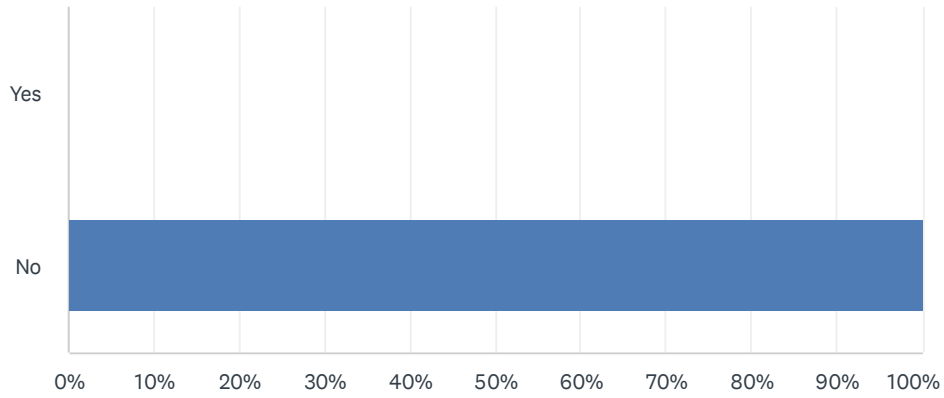
RESPONSES

48.00% 12
 24.00% 6
 32.00% 8
 32.00% 8
 32.00% 8

Total Respondents: 25

Q25 Based on your response reporting that you have experienced discrimination, did you file a report of that discrimination?

Answered: 38 Skipped: 175



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

0.00%

100.00%

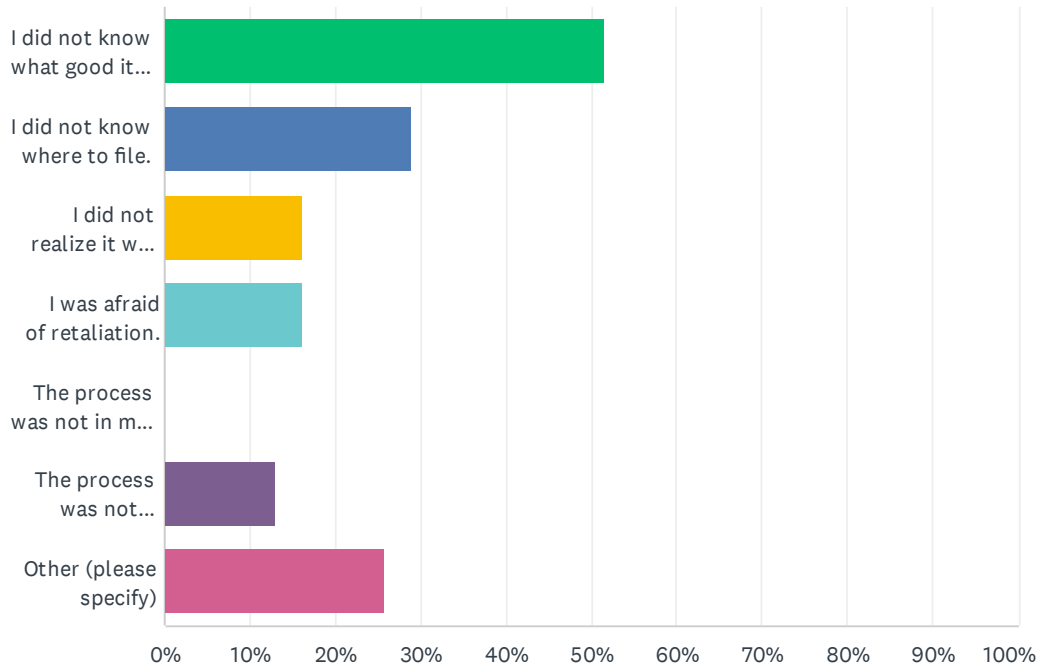
0

38

38

Q26 If you answered NO, why didn't you file? (SELECT ONLY ONE)

Answered: 31 Skipped: 182



ANSWER CHOICES

I did not know what good it would do.

I did not know where to file.

I did not realize it was a violation of the law.

I was afraid of retaliation.

The process was not in my native language.

The process was not accessible to me because of a disability

Other (please specify)

Total Respondents: 31

RESPONSES

51.61% 16

29.03% 9

16.13% 5

16.13% 5

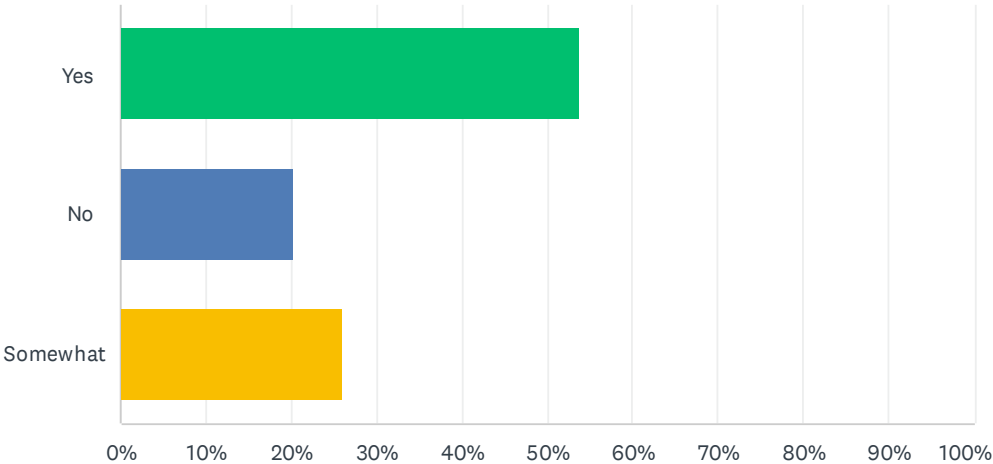
0.00% 0

12.90% 4

25.81% 8

Q27 Do you understand your Fair Housing Rights?

Answered: 192 Skipped: 21



ANSWER CHOICES

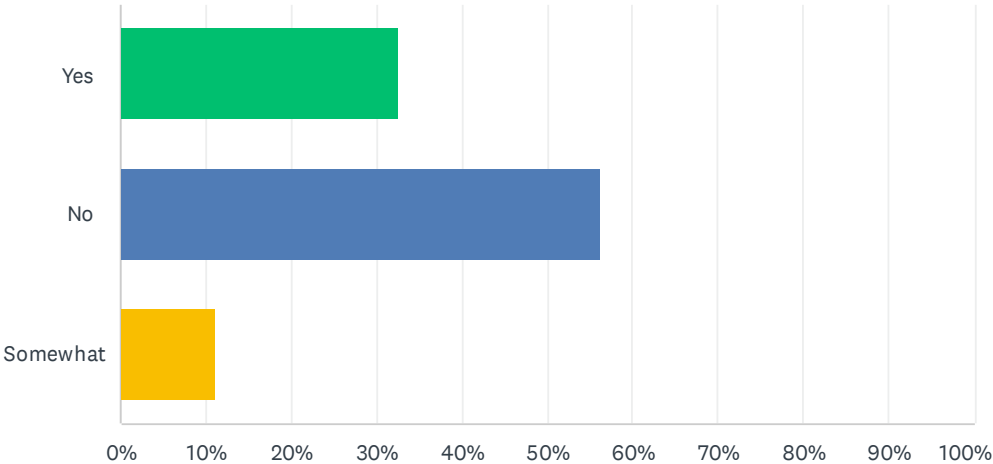
Yes
No
Somewhat
TOTAL

RESPONSES

53.65% 103
20.31% 39
26.04% 50
192

Q28 Do you know where to file a housing discrimination complaint?

Answered: 190 Skipped: 23



ANSWER CHOICES

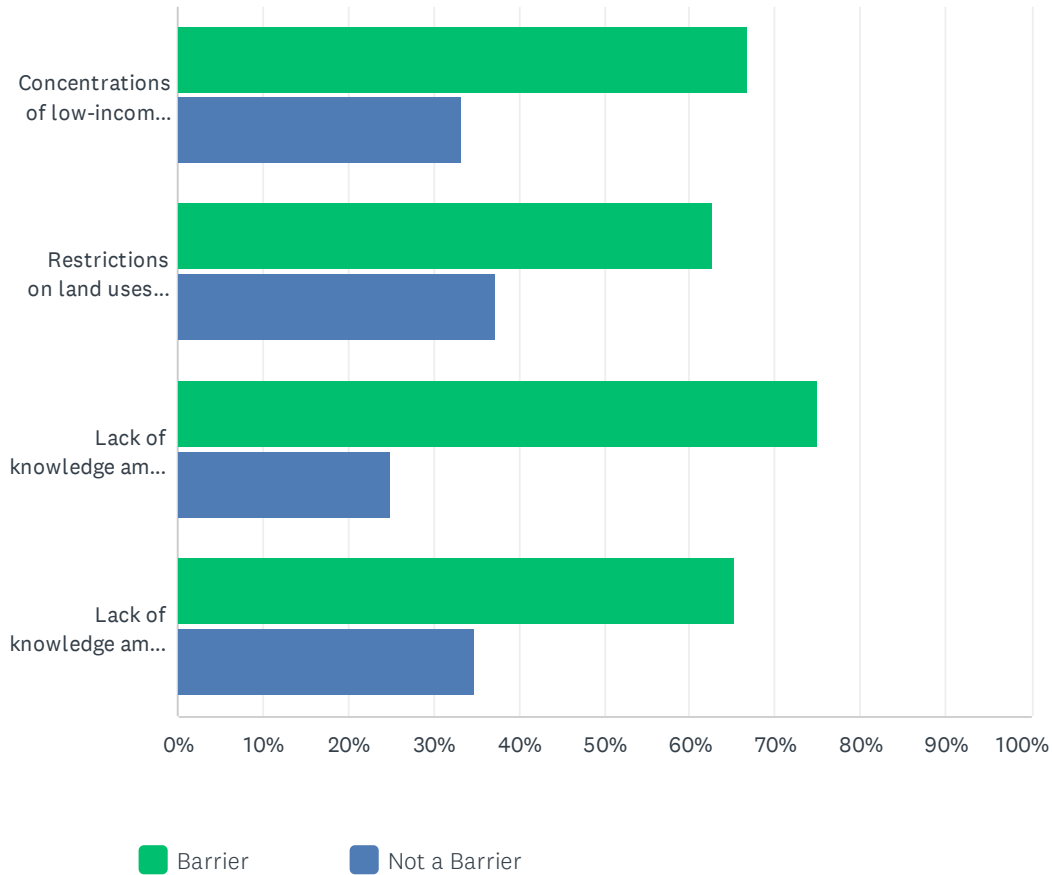
Yes
No
Somewhat
TOTAL

RESPONSES

32.63%	62
56.32%	107
11.05%	21
	190

Q29 Please select whether the following are barriers to Fair Housing within Roswell.

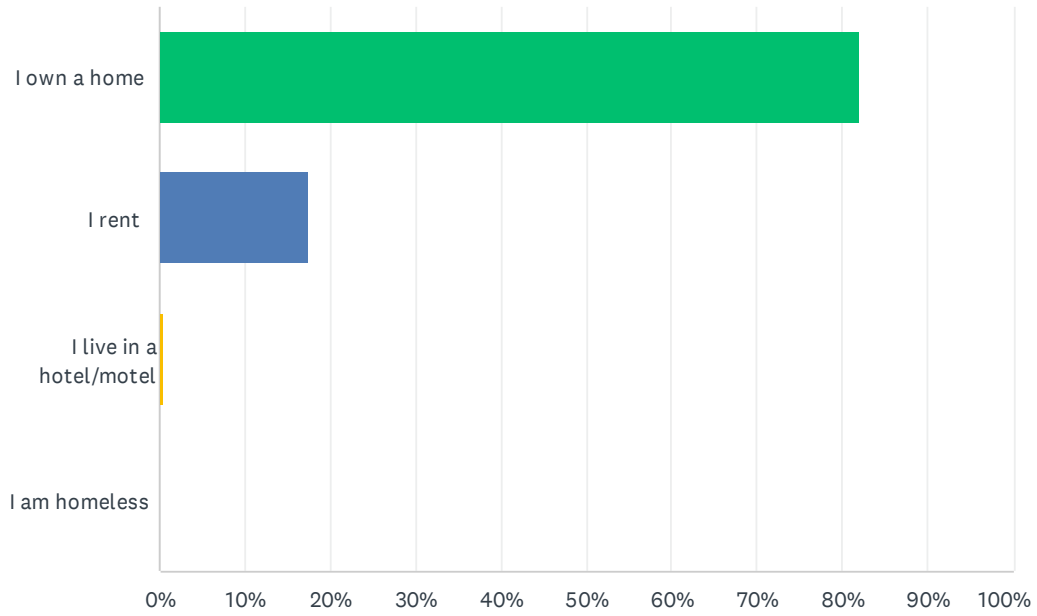
Answered: 185 Skipped: 28



	BARRIER	NOT A BARRIER	TOTAL
Concentrations of low-income housing and group homes only in certain areas.	66.67% 122	33.33% 61	183
Restrictions on land uses including where certain home types are permitted within the City.	62.71% 111	37.29% 66	177
Lack of knowledge among residents and local organizations regarding fair housing.	75.00% 135	25.00% 45	180
Lack of knowledge among lenders and landlords related to fair housing.	65.14% 114	34.86% 61	175

Q30 What is your current housing status?

Answered: 200 Skipped: 13



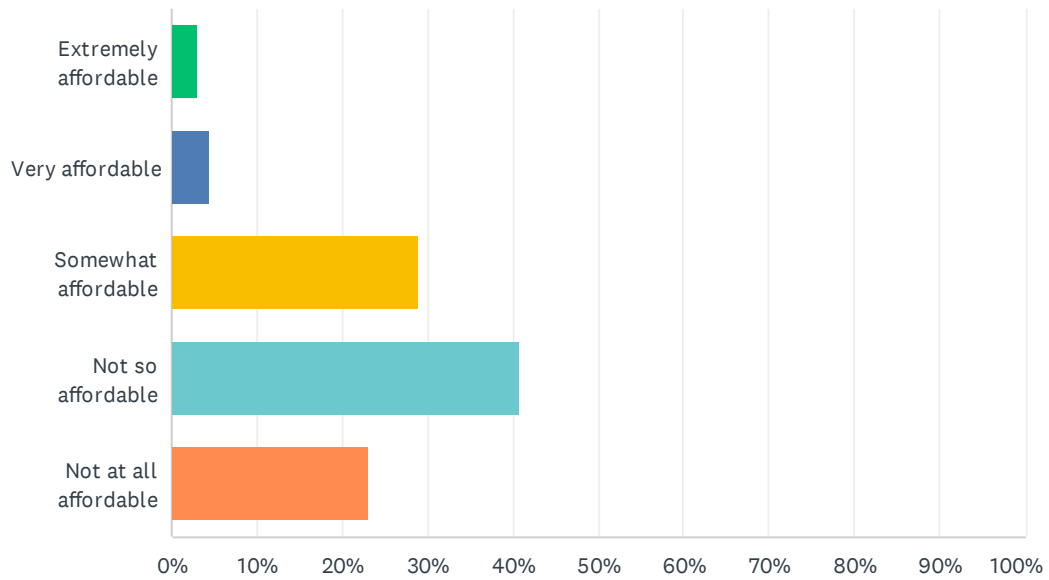
ANSWER CHOICES

RESPONSES

I own a home	82.00%	164
I rent	17.50%	35
I live in a hotel/motel	0.50%	1
I am homeless	0.00%	0
TOTAL		200

Q31 How affordable is housing in this neighborhood?

Answered: 204 Skipped: 9



ANSWER CHOICES

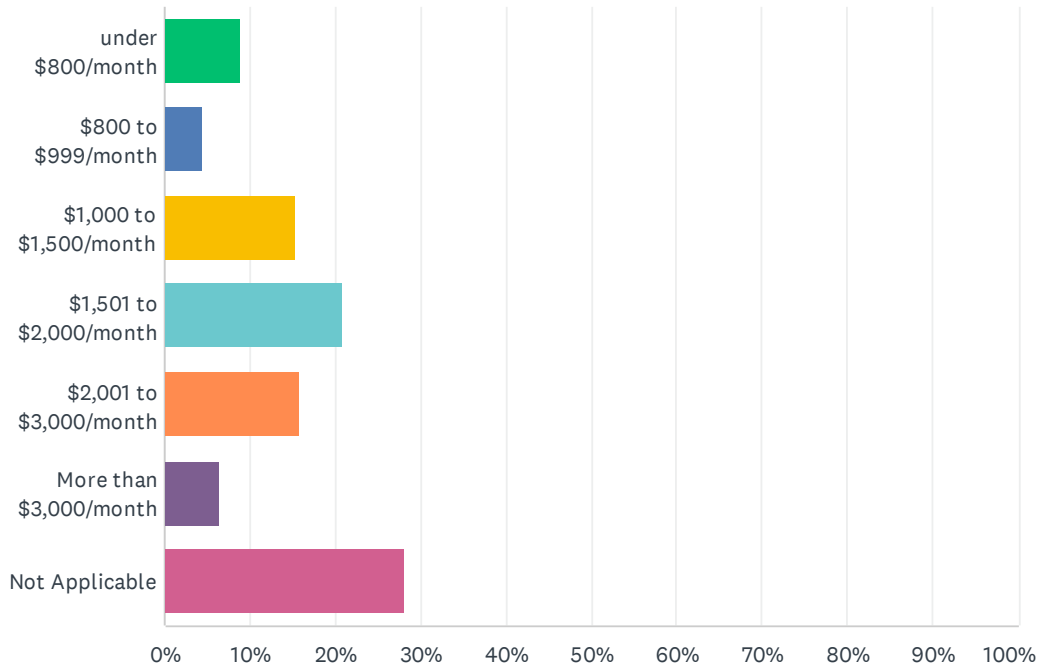
- Extremely affordable
- Very affordable
- Somewhat affordable
- Not so affordable
- Not at all affordable
- TOTAL

RESPONSES

Extremely affordable	2.94%	6
Very affordable	4.41%	9
Somewhat affordable	28.92%	59
Not so affordable	40.69%	83
Not at all affordable	23.04%	47
TOTAL		204

Q32 How much is your monthly rent or mortgage payment?

Answered: 202 Skipped: 11



ANSWER CHOICES

- under \$800/month
- \$800 to \$999/month
- \$1,000 to \$1,500/month
- \$1,501 to \$2,000/month
- \$2,001 to \$3,000/month
- More than \$3,000/month
- Not Applicable

RESPONSES

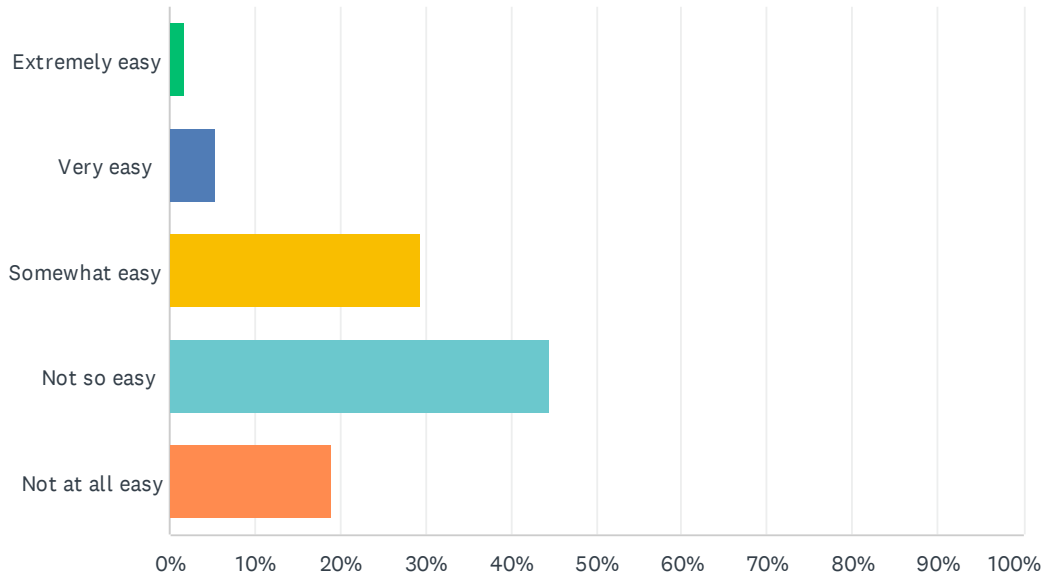
under \$800/month	8.91%	18
\$800 to \$999/month	4.46%	9
\$1,000 to \$1,500/month	15.35%	31
\$1,501 to \$2,000/month	20.79%	42
\$2,001 to \$3,000/month	15.84%	32
More than \$3,000/month	6.44%	13
Not Applicable	28.22%	57

TOTAL

202

Q33 How easy is it for people who are disabled to get around in the City of Roswell?

Answered: 184 Skipped: 29



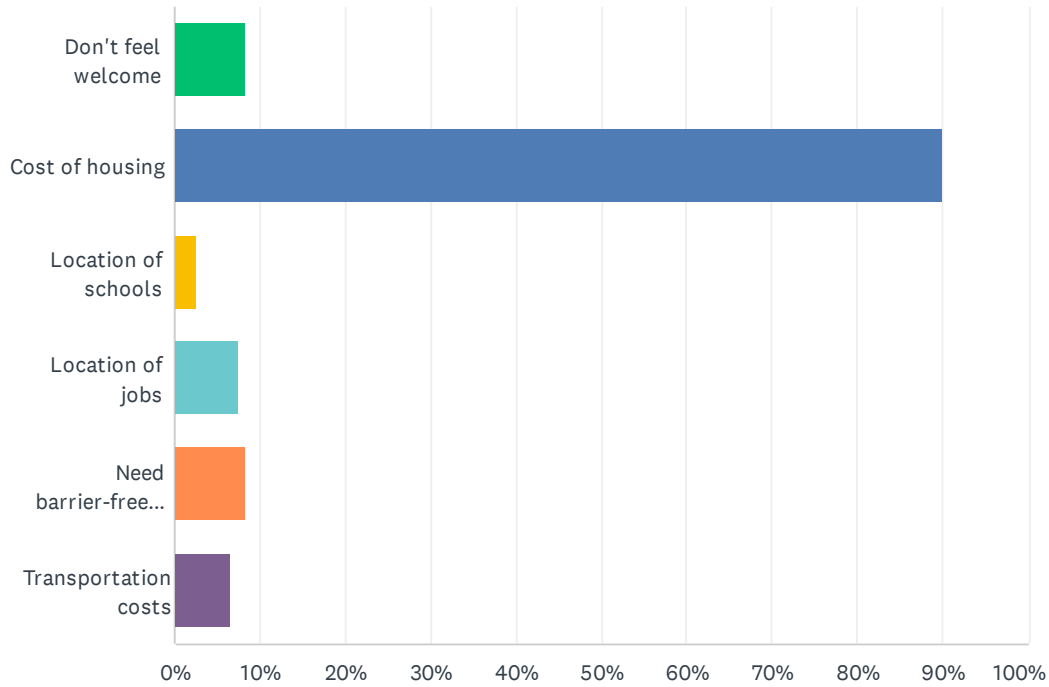
ANSWER CHOICES

RESPONSES

Extremely easy	1.63%	3
Very easy	5.43%	10
Somewhat easy	29.35%	54
Not so easy	44.57%	82
Not at all easy	19.02%	35
TOTAL		184

Q34 What is the biggest obstacle stopping you from living where you want in Roswell?

Answered: 120 Skipped: 93



ANSWER CHOICES

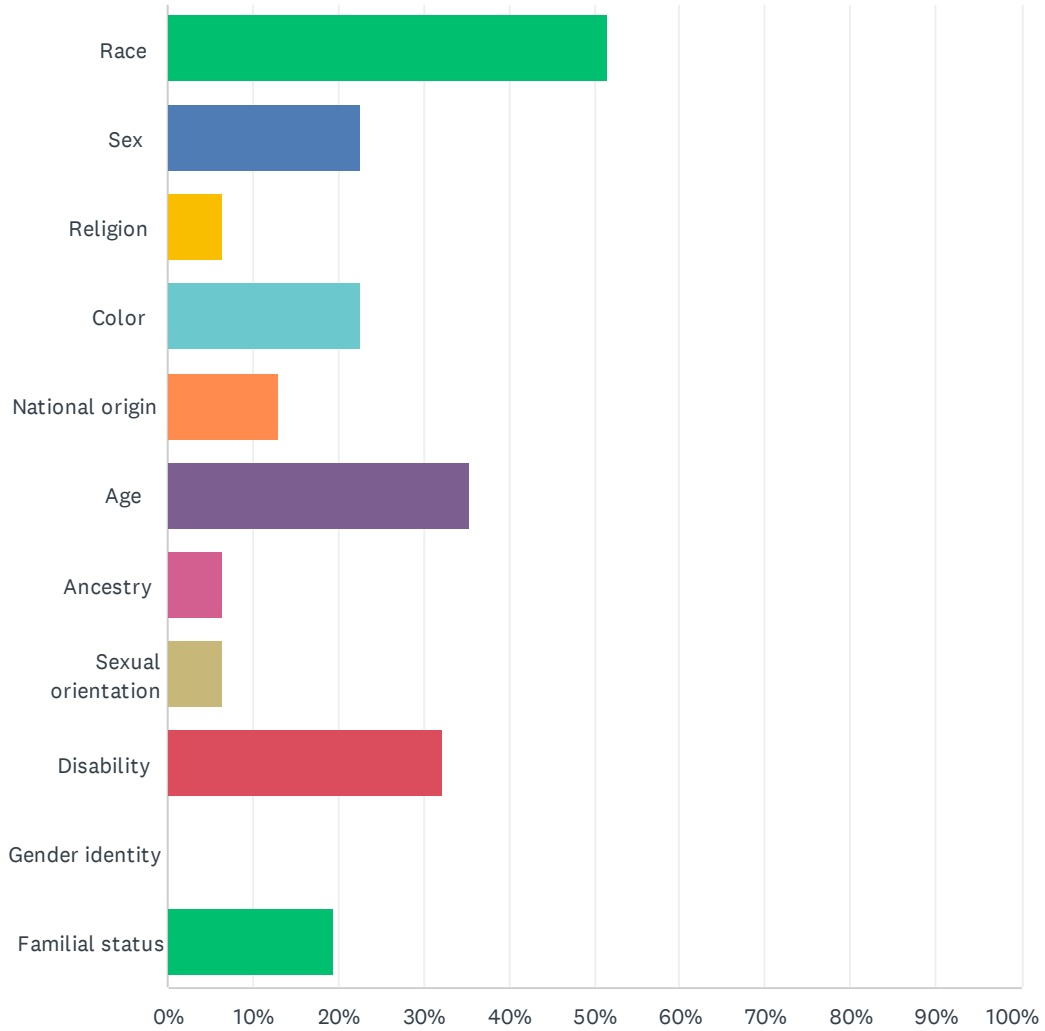
- Don't feel welcome
- Cost of housing
- Location of schools
- Location of jobs
- Need barrier-free, accessible housing
- Transportation costs
- Total Respondents: 120

RESPONSES

Don't feel welcome	8.33%	10
Cost of housing	90.00%	108
Location of schools	2.50%	3
Location of jobs	7.50%	9
Need barrier-free, accessible housing	8.33%	10
Transportation costs	6.67%	8

Q35 Have you ever felt that you were not treated fairly when looking to buy or rent a home? If so, was it due to:

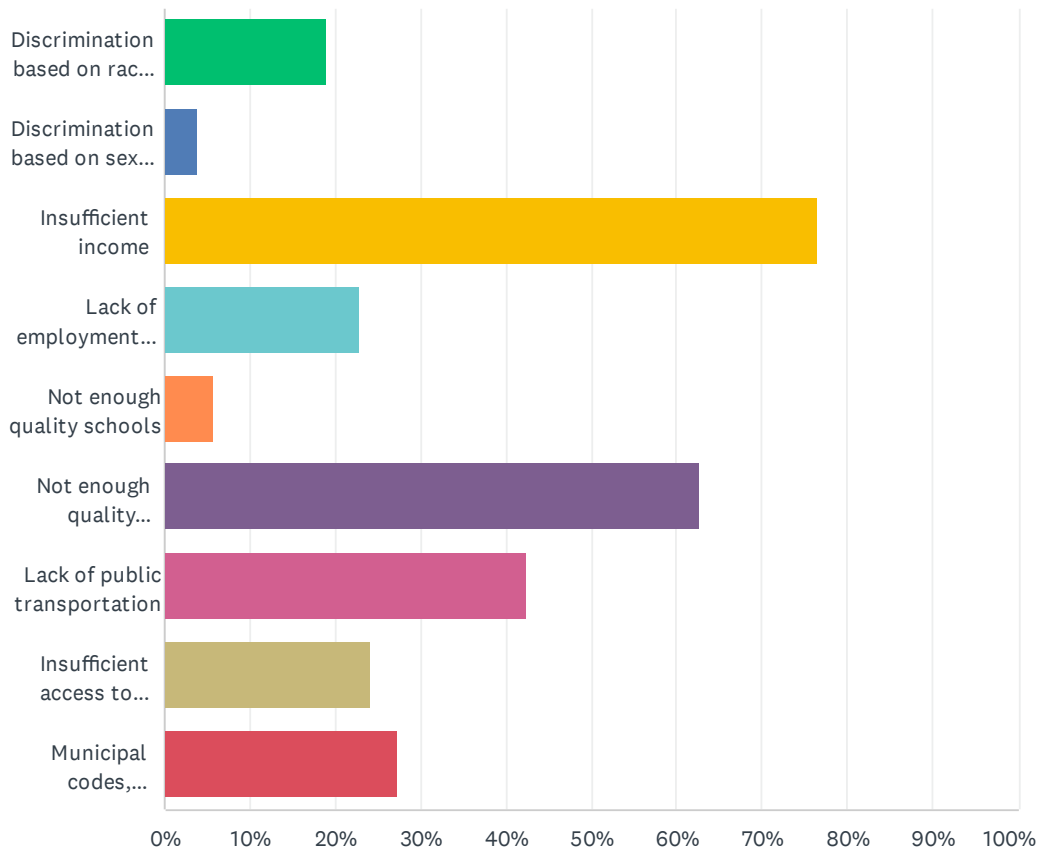
Answered: 31 Skipped: 182



ANSWER CHOICES	RESPONSES	
Race	51.61%	16
Sex	22.58%	7
Religion	6.45%	2
Color	22.58%	7
National origin	12.90%	4
Age	35.48%	11
Ancestry	6.45%	2
Sexual orientation	6.45%	2
Disability	32.26%	10
Gender identity	0.00%	0
Familial status	19.35%	6
Total Respondents: 31		

Q36 What do you see as current barriers to fair housing choice, if any, within the City of Roswell

Answered: 158 Skipped: 55



ANSWER CHOICES

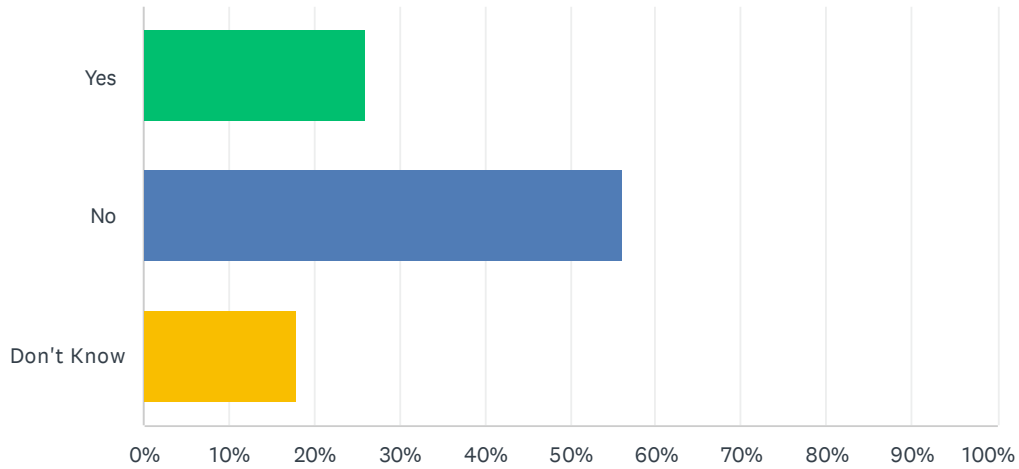
RESPONSES

Discrimination based on race, national origin, color, religion, sex, disability, age, or family status (Children under the age of 18)	18.99%	30
Discrimination based on sexual orientation	3.80%	6
Insufficient income	76.58%	121
Lack of employment opportunities	22.78%	36
Not enough quality schools	5.70%	9
Not enough quality affordable housing	62.66%	99
Lack of public transportation	42.41%	67
Insufficient access to public assistance or services	24.05%	38
Municipal codes, ordinances, zoning regulations	27.22%	43

Total Respondents: 158

Q37 Have you heard about fair housing programs, laws, or enforcement within the City of Roswell?

Answered: 196 Skipped: 17



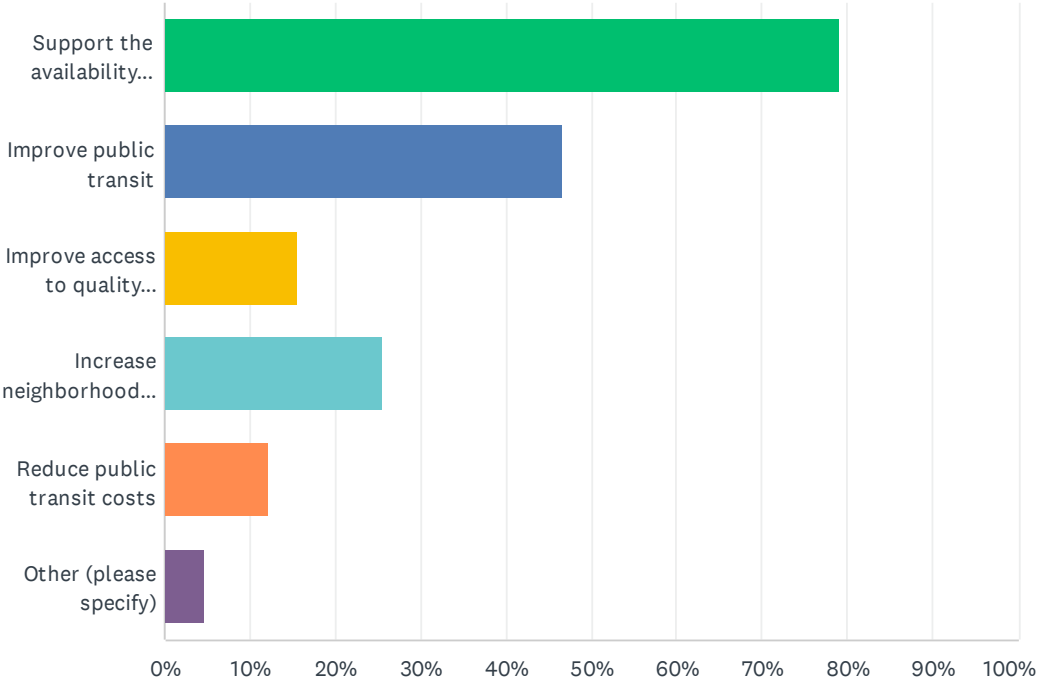
ANSWER CHOICES

RESPONSES

Yes	26.02%	51
No	56.12%	110
Don't Know	17.86%	35
TOTAL		196

Q38 What steps could the City of Roswell take to improve your housing choices?

Answered: 148 Skipped: 65



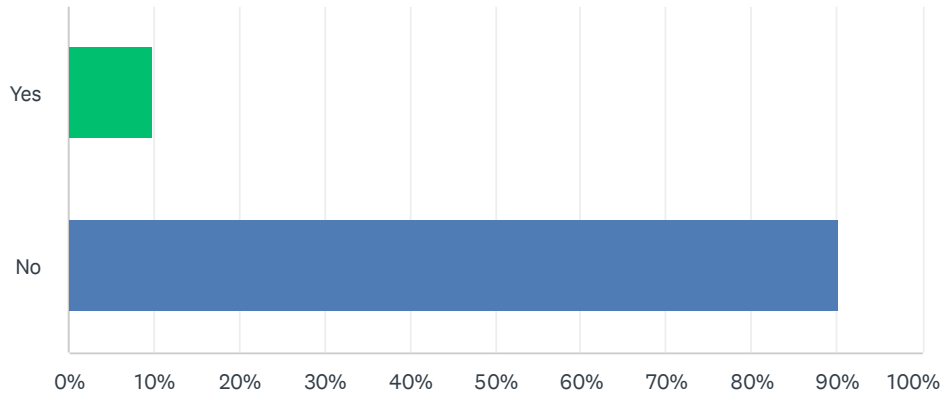
ANSWER CHOICES	RESPONSES	
Support the availability of more affordable housing units	79.05%	117
Improve public transit	46.62%	69
Improve access to quality public education	15.54%	23
Increase neighborhood safety	25.68%	38
Reduce public transit costs	12.16%	18
Other (please specify)	4.73%	7
Total Respondents: 148		

Q39 What changes would most improve the City of Roswell?

Answered: 115 Skipped: 98

Q40 Are you completing this survey in a professional capacity related to the Housing or Community Development Sector?

Answered: 205 Skipped: 8



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

9.76%

90.24%

20

185

205

Q41 Please use the box below to provide any additional information regarding Housing and Community Development needs to be addressed.

Answered: 46 Skipped: 167