

ASSESSMENT OF 2008 ACTION PLAN GOALS AND OBJECTIVES

The County's entitlement grant funding and other federal and non-federal funding documented in the 2008 Action Plan was secured at a lower than anticipated level for 2008. In addition to federal entitlement funds, other federal and non-federal funds were expended toward meeting the goals of the 2008 Action Plan. All CDBG, HOME and ESG funds were used exclusively for the benefit of low- and moderate-income persons. All programs and services were directed at Fulton County residents living outside the city limits of Atlanta. For the most part, the County's efforts in carrying out its 2008 Annual Action Plan were successful.

CDBG

Municipalities and non-profits within Fulton County received assistance in the implementation of large-scale public facility and infrastructure projects through the multi year agreements of 2006-2008. Significant progress was also made in the expenditure of prior year funds. Consistent and careful project management resulted in a notable increase in the expenditure rate of non-profit and inter-departmental sub recipients. During FY 2008, the county was below HUD's maximum expenditure ratio of 1.5. In His GREAT Name expended approximately \$64,900 for facility renovations. North Fulton Charities expended approximately \$72,093 for facility renovations. Substantial progress was also made in public service projects. Ed Isakson YMCA, Senior Services of North Fulton and Just People assisted approximately 1,495 recipients with special needs and homeless related issues.

The Fulton County Business Improvement Loan Program (BILP) closed two loans for small businesses in 2008 totaling \$75,000, which resulted in the creation of 22 jobs for low- and moderate-income people.

Other major CDBG accomplishments include:

- Assistance to more than 9,444 individuals in the areas of job training, supportive housing, housing counseling, housing rehabilitation (73 units), after school programs, day care and economic development.
- Facility renovations to a community center in Fairburn providing a "safe haven" for low- and moderate-income residents of Fulton County.
- Rehabilitation activities for many of the low- to moderate-income residents in the Fulton County's municipalities. The Fulton County Housing Rehabilitation project is normally a joint project utilizing both CDBG and HOME dollars. However, there were no 2008 HOME funds for rehabilitation. So therefore, only CDBG funds were used for rehabilitation in FY 2008.

Staff also worked on the Neighborhood Stabilization Program in 2008. This program, which is considered an additional CDBG allocation, was approved by Congress in July and Fulton County was allocated a total of \$10,333,410. The application for the program was submitted to HUD in November with final approval pending as of the end of the year. The County was also approved for funding for the same program through the State of Georgia and worked on that application which was due in early January 2009. Program design and implementation will be carried out in 2009.

HOME

In correspondence dated February 21, 2008, HUD notified Fulton County that it intended to reject the County's 2008 HOME Program certification submitted with the County's 2008 Annual Action Plan that spoke to funding of eligible activities. This action was proposed as HUD had concerns as to whether Fulton County could effectively administer the HOME Program based upon past performance issues and questionable activities. Most of these were related to proposed single-family subdivisions that received HOME funding for land acquisition but remained incomplete due to a variety of factors. These subdivisions included Kensington Heights, Ruby Creek, Victoria Estates, Nelson McGhee, and Sweetwater Creek. HUD also based this proposed action on the County's previous downsizing of staff within the HOME Program that they believed left it without key personnel knowledgeable in the program requirements or with historic project knowledge necessary to complete them as per regulations.

HUD gave the County the opportunity to comment on their preliminary decision to withhold 2008 funding before making a final determination as to whether the County's HOME certification was accurate. The County proposed possible remedies to address HUD's concerns but HUD notified the County in a letter dated March 21, 2008 of their final decision and reasons for disapproval of the HOME portion of the 2008 Annual Action Plan. These included the need for the County to develop a staffing plan that addresses ongoing training along with a management system and policies and procedures that would ensure compliance with HOME program requirements that funds would only be used for eligible projects and activities.

Since receiving that correspondence, the County worked diligently through the remainder of 2008 to rebuild its HOME Program in a way that meets the criteria outlined by HUD in their March 21 letter. A full-scale reorganization of the Housing and Community Development Department was instituted at the end of the year that should allow for more effective and close monitoring of the HOME Program and would also use the expertise of staff more familiar with the CDBG Program. New staff was hired with extensive experience in HUD Programs including HOME as well as all aspects of affordable housing program design, project assessment and implementation, and compliance. A Policies and Procedures manual for the HOME Program was developed and was being refined as of the end of the year. In addition, County staff worked closely with HUD on issues of concern included in the Office of Inspector General's audit report and with the developers and lenders of the unfinished single-family projects to devise a strategy to work towards getting them completed in the challenging homeownership market that existed throughout the year. Efforts were also initiated to clean up some outstanding issues that remained from the time when Fulton County participated in the Georgia Urban County Consortium for HOME that was administered by Cobb County prior to 2000. All these activities were undertaken with the goal of the County being approved by HUD to receive its 2008 and 2009 HOME allocations and undertaking projects as outlined in those Annual Action Plans.

Because the County had some ongoing projects that were funded with HOME, prior years' funding was reprogrammed in 2008 to allow for these to continue. Additionally, funds were allocated to the City of Roswell, the County's partner in the Fulton County HOME Consortium to allow it to undertake affordable housing activities with sub-recipients.

Major HOME-funded accomplishments in 2008 with the use of these prior year funds included the following:

- The City of Roswell's 2008 HOME funds were allocated to two organizations: AHMEN Housing and Habitat for Humanity. AHMEN Housing was approved for the acquisition of a transitional housing unit on Teal Court that was pending as

of the end of the year and also acquired a triplex at 191 Opal Drive for the same purpose. Habitat for Humanity used HOME funds towards the acquisition of a single-family unit located at 243 Mill Creek Place in Roswell and also used HOME funds towards the acquisition of four single-family homes on Oxbo Road in Roswell.

- Forty-two (42) first-time homebuyers were assisted under the Home Ownership Assistance Program (HOAP).
- Rental assistance was provided to 35 low-income clients under the Tenant Based Assistance Program (TBRA), administered by the Housing Authority of Fulton County.

ESG

The 2008 ESG funding in the amount of \$119,936 was for furniture for the facility and essential services to our shelter guests in the form of meals, personal hygiene items, and clothing and transportation assistance.

Other Funding

The Jefferson Place Emergency Shelter Complex continues to provide essential supportive services to emergency shelter guest in the form of meals, personal hygiene items, and clothing and transportation assistance through additional funding from the Georgia Department of Community Affairs (\$30,000) the FEMA/United Way (\$17,700).

The following pages summarize:

1. The source and commitment of 2008 Program year funding to assist in meeting the goals and objectives of the Action Plan (page 4);
2. The expenditure by funding source toward meeting the goals and objectives of the 2005 – 2009 Consolidated Plan (page 5); and
3. 2008 Expenditures and accomplishment of specific objectives broken out by project (Table beginning on page 7).

In addition, the Table beginning on page 11 compares the *proposed* 2008 accomplishments to the *actual* 2008 accomplishments and progress toward meeting the five year goals.

2008 BUDGET

SOURCE AND COMMITMENT OF FUNDS AWARDED IN 2008

As required in the Consolidated Plan regulations, the County prioritized its commitment of funds for 2008 based on the priorities and specific objectives outlined in the County's 2005 – 2009 Consolidated Plan. The following reflects the actual amount of funds received in fiscal year 2008 from federal entitlement grants, other federal funding and non-federal funding, and the commitment of funds toward Fulton County's Consolidated Plan priorities.

2008 Funding Sources	Anticipated 2008	Actual 2008
Community Development Block Grant (CDBG)	\$ 3,260,960	\$ 2,620,010
CDBG Program Income	\$ 150,000	\$ 146,720
HOME Investment Partnerships (HOME)	\$ 1,643,013	\$ 0
HOME Program Income	\$ 40,000	\$ 47,114
HOME Cash Match (General Funds)	\$ 246,923	\$ 246,923
American Dream Down Payment Assistance	\$ 37,106	\$ 0
ESG Match (General Funds)	\$ 122,299	\$ 119,936
Emergency Shelter Grant (ESG)	\$ 122,299	\$ 119,936
Other Federal Funding	\$17,995,672	\$17,660,517
Other Non-Federal Funding	\$ 2,875,799	\$ 2,835,799
TOTAL	\$32,194,810	\$23,796,955
HAFC Bond Issue	\$42,800,000	\$42,800,000
TOTAL	\$42,800,000	\$42,800,000

Fund Commitment by

Consolidated Plan Priority	Actual 2008 Funding Commitments
Public Facilities	\$ 222,900
Public Infrastructure	\$ 867,616
Public Service	\$ 395,000
Economic Development	\$ 290,000
Single-Family Housing Rehabilitation	\$ 257,550
Public Housing	\$ 460,739
Tenant Based Rental Assistance (TBRA)	\$ 220,000
Section 8 Tenant Based Assistance Annual Contribution (HAFC)	\$ 8,474,729
Multi-Family Housing (HAFC Bond Issue)	\$42,800,000
Katrina Relief	\$ 0
Affordable Housing – CHDO Activities	\$ 0
Home Owner Assistance	\$ 0
Emergency and Transitional Housing	\$ 658,000
Emergency Shelter HSG	\$ 85,000
Transitional Housing	\$ 573,000
Homeless Support Services	\$ 777,000
Homeless Prevention	\$ 490,000
Permanent Supportive Housing	\$ 110,000
Special Needs	\$ 42,000
Program Administration	\$ 736,944
TOTAL	\$57,460,478

2008 EXPENDITURES

FISCAL YEAR 2008 EXPENDITURE OF FUNDS BY SOURCE

The following reflects the total expenditures by source that occurred in fiscal year 2008 from all available funding including federal entitlement grants, other federal funding and non-federal funding, as well as funding available from prior year allocations. The expenditures for each source type are further broken down by activity.

FEDERAL ENTITLEMENT FUNDING EXPENDITURES

(1) Community Development Block Grant Program (CDBG).

Sources of Funds: (2008 and Prior Years Funding)

CDBG Entitlement Grant	\$ 6,867,130
Business Improvement Loan Program Income	<u>\$ 480,838</u>
Total CDBG Funds	\$ 7,347,968

Uses of Funds:

Public Facilities	\$ 291,798
Public Infrastructure	\$ 766,370
Public Services	\$ 271,524
Special Needs/Non-Homeless	\$ 41,050
Single-Family Housing Rehabilitation	\$ 467,195
Emergency & Transitional Housing	\$ 310,384
Economic Development	\$ 145,712
Administration	<u>\$ 827,546</u>
Total CDBG Funds Expended	\$ 3,121,579

(2) HOME Investment Partnerships Program (HOME).

Source of Funds: (2008 and Prior Years Funding)

HOME Entitlement Grant	\$ 3,776,031
HOME Program Income	\$ 78,718
HOME Cash Match	\$ 584,055
ADDI	<u>\$ 45,770</u>
Total HOME Funds	\$ 4,484,574

Uses of Funds:

ADDI	\$ 0
Tenant-Based Rental Assistance (TBRA) *	\$ 239,950
Home Ownership Assistance (HOAP)	\$ 456,577
Single Family Housing Rehabilitation	\$ 0
Affordable Housing (City of Roswell)	\$ 488,031
Community Development Housing Organization (CHDO)	\$ 0
HOME Administration (10% of allocation and program income)	<u>\$ 3,758</u>
Total HOME Funds Expended:	\$ 1,188,316

(3) Emergency Shelter Grant (ESG)

Sources of Funds: (2008 and Prior Years Funding)

* Tenant-Based Rental Assistance (TBRA) I & Katrina Rental Assistance II
Fulton County 2008 CAPER

Emergency Shelter Entitlement Grant	\$ 119,936
County Match	\$ 119,936
Other Grant Sources (Georgia DCA \$30,000, United Way \$17,700)	\$ 47,700
Total ESG Funds	\$ 287,572

Uses of Funds:

Jefferson Place Furniture & Essential Supportive Services	\$ 239,872
Jefferson Place Essential Supportive Services	\$ 47,700
Total ESG Funds Expended	\$ 287,572

Total Entitlement Funding Expenditures **\$4,597,467**

OTHER FUNDING

In addition to the 2008 CDBG, HOME and ESG funds, funding was available and expended from the following federal and non-federal sources:

(4) Federal Funding Expenditures:

Transitional Housing Grant (Human Services)	\$ 373,951
Supportive Services Grant (Human Services)	\$ 686,487
Public Housing Operating Fund and Capital Funds (HAFC)	\$ 460,739
Section 8 Tenant Based Assistance Annual Contribution (HAFC)	\$ 8,474,729
FSS Coordinator (HAFC)	\$ 45,193
HOPE VI Revitalization	\$ 7,619,418
Total Other Federal Funding:	\$ 17,660,517

(5) County Funding Expenditures:

Jefferson Place Transitional Housing Grant Match	\$ 513,228
Jefferson Place Supportive Services Grant Match	\$ 287,571
Emergency Shelter Grant (Human Services)	\$ 85,000
Homeless Prevention Services Grant (Human Services)	\$ 490,000
Supportive Services Grant (Human Services)	\$ 777,000
Transitional Housing Grant (Human Services)	\$ 573,000
Permanent Supportive Housing (Human Services)	\$ 110,000
Total County Funds:	\$ 2,835,799

Total Other Federal, County & Private Expenditures **\$ 20,496,316**

Total Entitlement & Other Funding Expenditures in 2008 **\$25,093,783**

(4) Additional Funding:

HAFC Bond Issue	\$42,800,000
Total Additional Funds:	\$42,800,000

2008 ACCOMPLISHMENT OF SPECIFIC OBJECTIVES

The following reflects the 2008 expenditures including prior year funds and accomplishments from all funding sources categorized by the priorities and specific objectives identified in Fulton

County's 2005 – 2009 Consolidated Plan. The 2008 Year End Budget included in Attachment A, provides a detailed line-item budget for CDBG activities listed below, including the total 2008 budget for each activity and the balance of funds as of December 31, 2008.

Priority #1: Homelessness

Projects and services designed to assist the homeless with funds from the CDBG and ESG Programs, and other funding.

EMERGENCY AND TRANSITIONAL HOUSING OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Jefferson Place (ESG and Matching Funds)	\$287,572	1,733 People
2	Housing Initiatives (CDBG-PF) '07	\$105,250	1 Facility Complete
3	Housing Initiatives (CDBG-PF) '08	\$0	No Contract in '08
4	Young Adult Guidance Center (CDBG-PS) '07	\$21,891	Previously Reported
5	Young Adult Guidance Center (CDBG-PS) '08	\$0	86 People
6	Alternate Life Paths (CDBG-PS) '08	\$26,000	85 People
7	Families First (CDBG-PS) '07	\$4,358	Previously Reported
8	Families First (CDBG-PS) '08	\$22,000	31 People
9	Emergency Shelter (County Funds HSG)	\$85,000	529 People
	EMERGENCY AND TRANSITIONAL HOUSING TOTAL	\$552,071	2,464 People 1 Facility Complete
TRANSITIONAL HOUSING OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Transitional Housing Grant (Federal Funds)	\$373,951	111 People
2	Transitional Housing (County Funds)	\$513,228	0 People Assisted
3	Transitional Housing (Human Services Grants)	\$573,000	12,393 People
4	Tapestry Youth Ministry (CDBG-PF) '06	\$100,000	1 Facility Complete
5	Tapestry Youth Ministry (CDBG-PS) '07	\$5,885	7 People
6	Tapestry Youth Ministry (CDBG-PS) '08	\$25,000	7 People
	TRANSITIONAL HOUSING TOTAL	\$1,591,064	12,511 People 1 Facility Complete
SUPPORTIVE SERVICES OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Jefferson Place Supportive Services Grant (Federal Funds)	\$686,487	873 People
2	Jefferson Place/Supportive Services Grant Match (County Funds)	\$287,571	0 People Assisted
3	Homelessness Prevention Services (County Funds HSG)	\$490,000	21,813 People
4	Support Services (County Funds HSG)	\$777,000	30,813 People
5	Permanent Housing (County Funds HSG)	\$110,000	128 People
	SUPPORTIVE SERVICES TOTAL	\$2,351,058	53,627 People

The total 2008 Homelessness Funds expended, \$ 4,494,193 resulted in the following accomplishments:

- 2,262 homeless persons will receive shelter or be provided transitional housing.
- 209 homeless youth will be provided transitional housing.
- 53,627 homeless persons will receive supportive services including job training.
- 12,504 persons will receive homeless prevention services.

Priority #2: Affordable Housing

Affordable housing activities and services funded by the CDBG Program, HOME Program, and other funding sources.

SINGLE-FAMILY HOUSING REHABILITATION OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Fulton County Housing Rehabilitation Program CDBG \$463,832)	\$463,832	73 Units –CDBG
2	Housing Rehabilitation (City of East Point)	\$3,363	Previously Reported
	SINGLE-FAMILY REHABILITATION TOTAL	\$467,195	73 Units
PUBLIC HOUSING OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Pub. Hsg. Operating/Capital Funds (HAFC–Other Federal Funds)	\$460,739	109 units
2	Family Self-Sufficiency Coordinator (HAFC – Other Federal Funds)	\$45,193	200 households
3	HOPE VI Revitalization (HAFC)	7,619,418	0 units
	PUBLIC HOUSING TOTAL	\$8,125,350	309 Units
RENTAL ASSISTANCE OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Tenant-Based Rental Assistance (HOME)	\$239,950	35 Households
2	Section 8 Tenant Based Assistance (HAFC – Other Federal Funds)	\$8,474,729	756 Households
	RENTAL ASSISTANCE TOTAL	\$8,714,679	791 Households
DOWN PAYMENT ASSISTANCE OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Home Ownership Assistance Program (HOME)	\$456,577	42 Households
	DOWN PAYMENT ASSISTANCE TOTAL	\$456,577	42 Households
AFFORDABLE HOUSING / RENTAL REHABILITATION OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Affordable Housing (City of Roswell)	\$488,031	8 Units
	CHDO AFFORDABLE HOUSING OBJECTIVE TOTAL	\$488,031	8 Units

The total 2008 Affordable Housing Funds expended, \$18,251,832 resulted in the following accomplishments:

- 73 single-family, owner occupied homes rehabilitated
- 791 persons provided rental assistance
- 200 public housing residents assisted
- 42 households were provided down payment assistance
- 109 public housing units created or maintained
- 8 affordable housing units created or maintained

Priority #3: Non-Housing Community Development

Projects and services permitted by the Public Facilities, Public Services and Economic Development activities funded through the CDBG Program and other funds.

PUBLIC FACILITY OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	City of Alpharetta – Facility Improvements (CDBG) ‘08	0	Project Underway
2	City of College Park – Facility Improvements (CDBG) ‘08	0	13% Complete
3	City of Hapeville – Parks Improvements (CDBG) ‘08	0	Project Underway
4	City of Hapeville – Pool Improvements (CDBG) ‘08	\$58,155	Project Underway
5	City of Roswell – Building Rehab. (CDBG) ‘08	0	Project Underway
6	In His GREAT Name (CDBG) ‘07	\$22,000	1 Facility Complete (Phase 2 Completed)
7	In His GREAT Name (CDBG) ‘08	\$42,900	1 Facility Complete (Phase 3 Completed)
8	North Fulton Charities – Facility Renovation (CDBG) ‘06	\$1,843	1 Facility Complete
9	North Fulton Charities – Facility Renovation (CDBG) ‘07	\$45,250	Project Underway
10	North Fulton Charities – Facility Renovation (CDBG) ‘08	\$25,000	Project Underway
11	YAGC (CDBG) ‘06	\$3,404	1 Facility Complete
12	YAGC (CDBG) ‘06	\$93,246	Project Underway
	PUBLIC FACILITY TOTAL	\$291,798	4 Facilities Complete 7 Projects Underway
PUBLIC INFRASTRUCTURE OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	City of East Point – Parks & Sidewalk Improvements (CDBG)	0	Project Underway
2	City of East Point – Sanitary Sewer Improvements (CDBG)	\$113,560	Project Underway
3	City of Fairburn – Infrastructure Improvements (CDBG)	0	Project Underway
4	City of Mountain Park –Waterline Improvements (CDBG)	\$122,284	Project Underway
5	City of Palmetto – Street & Sidewalk Improvements (CDBG)	\$85,166	Project Underway
6	City of Roswell – Street Resurfacing (CDBG) ‘04	\$25,732	Project Underway
7	City of Roswell – Building Renovation (CDBG) ‘04	\$3,774	Project Complete
8	City of Roswell – Waterline Improvements #1 (CDBG) ‘05	\$29,709	Project Complete
9	City of Roswell – Building Renovation(CDBG) ‘05	\$20,413	Project Underway
10	City of Roswell – Street Improvements (CDBG) ‘05	\$85,855	Project Underway
11	City of Roswell – Waterline Improvements (CDBG) ‘06	\$70,160	Project Complete
12	City of Roswell – Facility Improvements(CDBG) ‘06	\$149,164	Project Complete
13	City of Roswell – Waterline Improvements (CDBG) ‘07	\$9,717	Project Underway
14	City of Roswell – Sidewalk Improvements (CDBG) ‘07	\$50,836	Project Complete
15	City of Union City – Street Improvements (CDBG)	0	Project Underway
	PUBLIC INFRASTRUCTURE TOTAL	\$766,370	10 Projects Underway 5 Projects Complete
PUBLIC SERVICE OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Africa’s Children’s Fund (CDBG) ‘08	\$16,000	125 People
2	Atlanta Legal Aid (CDBG) ‘08	\$16,000	717 People
3	City of Roswell – Bus Purchase (CDBG) ‘06	\$75,000	Project Complete
4	Cooperative Resources Center – Housing Counseling (CDBG) ‘08	\$18,808	79 People
5	Cooperative Resources Center – Stabilization (CDBG) ‘07	\$1,480	Previously Reported
6	Cooperative Resources Center – Stabilization (CDBG) ‘08	\$15,274	562 People
7	Fulton County Health & Wellness (CDBG) ‘08	\$0	324 Households
8	Fulton County Office of Workforce Development (CDBG) ‘08	\$0	433 People
9	Fulton County Superior Court – Drug Court (CDBG) ‘08	\$30,000	1636 People
10	In His G.R.E.A.T. Name (CDBG-PS) ‘08	\$16,000	3625 People

11	Marcus Jewish Community Center (CDBG) '07	\$3,215	Previously Reported
12	Marcus Jewish Community Center (CDBG) '08	\$16,000	112 People
13	Metro Fair Housing (CDBG) '07	\$11,059	Previously Reported
14	Metro Fair Housing (CDBG) '08	\$20,688	63 People
15	North Fulton Child Development (CDBG) '08	\$10,000	42 People
16	Teens at Work (CDBG) '08	\$11,000	285 People
17	W.E.O.P. (CDBG) '08	\$11,000	16 People
18	Women's Economic Development Agency (WEDA) (CDBG) '08	\$35,133	61 People
	PUBLIC SERVICE TOTAL	\$306,657	7,756 People 324 Households
ECONOMIC DEVELOPMENT OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Fulton County Business Improvement Loan Program (CDBG) '05	\$110,579	22 Jobs
	ECONOMIC DEVELOPMENT TOTAL	\$110,579	22 Jobs

The total 2008 Non-Housing Community Development Funds expended, **\$1,475,404** resulted in the following accomplishments:

- 7,756 people served (general)
- 4 public facilities improved
- 22 jobs created

Priority #4: Special Needs/ Non-Homeless

Projects and services that assist special needs populations (elderly, frail elderly, disabled, HIV/AIDS, etc.) with funds from other Federal sources.

SPECIAL NEEDS/NON-HOMELESS OBJECTIVE			
	Projects	2008 Expenditure	Actual 2008 Accomplishment
1	Ed Isakson/Alpharetta YMCA (CDBG-PS) -07	\$1,750	Previously Reported
2	Ed Isakson/Alpharetta YMCA (CDBG-PS) '08	\$16,000	49 People
3	Senior Services of North Fulton (CDBG-PS) '08	\$10,000	1,417 People
4	Just People (CDBG-PS) '08	\$13,300	29 People
	SPECIAL NEEDS/NON HOMELESS TOTAL	\$41,050	1,495 People

The total 2008 Special Needs/Non Homeless Funds, **\$41,050** are anticipated to result in the following accomplishments:

- 1,495 persons participating in the adaptive sports program.

Fulton County Program Administration Funds

General management and oversight related to program administration including staff and operating costs.

PROGRAM ADMINISTRATION AND UNPROGRAMMED FUNDS			
	Projects	2008 Expenditure	Actual 2008 Accomplishment

1	CDBG (Admin + CDBG Housing Rehab Admin. + BILP Admin.)	\$827,546	Administration of Program Projects & Reports
2	HOME	\$3,758	Administration of Program Projects & Reports
	TOTAL PROGRAM ADMINISTRATION	\$831,304	

Total Funds Expended in 2008 \$25,093,783

ASSESSMENT OF FIVE-YEAR GOALS AND OBJECTIVES

Fulton County made significant progress in meeting the goals and objectives outlined in its 2005-2009 Consolidated Plan. The following Table (pages 12 & 13) identifies the steady and continuous accomplishments the County has made each year toward meeting the five-year proposed accomplishment level. The table reflects the accomplishments of projects funded with CDBG, HOME and ESG, as well as other federal and non-federal funding expended toward meeting the goals and objectives of the County's 2005-2009 Consolidated Plan.

2008 CAPER

Assessment of Five-Year Goals and Objectives

Priority #1 – Homelessness

Objectives	FY 2004 Actual Accompl.	FY 2005 Actual Accompl.	FY 2006 Actual Accompl.	FY 2007 Actual Accompl.	FY 2008 Proposed Accompl.	FY 2008 Actual Accompl.	2005-2009 Con. Plan Accompl. As of 12/31/08
Emergency & Transitional Housing	2,297 People	2,869 People	1,981 People	2,530 People	2,592 People	2,464 People	9,844 People
Transitional Housing	2,360 People	2,340 People	4,621 People	17,456 People	1,669 People	12,511 People	36,928 People
Supportive Services	44,230 People	50,635 People	76,220 People	95,440 People	162,405 People	53,627 People	275,922 People

Priority # 2 - Affordable Housing

Objectives	FY 2004 Actual Accompl.	FY 2005 Actual Accompl.	FY 2006 Actual Accompl.	FY 2007 Actual Accompl.	FY 2008 Proposed Accompl.	FY 2008 Actual Accompl.	2005-2009 Con. Plan Accompl. As of 12/31/08
Single-Family Housing Rehab	18 SF Units	47 SF Units	93 SF Units	86 SF Units	22 SF Units	73 SF Units	299 SF Units
Public Housing	109 Units	309 Units	865 Units 309 HH	756 Units 309 HH	539 Units 200 HH	865 Units 865 HH	2,795 Units 1,483 HH
Weatherization/Conservation	5 SF Units	0 SF Units	0 SF Units	0 SF Units	0 SF Units	0 SF Units	0 SF Units
Transitional Housing	0 Units	2,340 People	4,621 People	19,986 People	4,149 People	0 People	24,607 People
Tenant Based Rental Assistance	31 HH	791 HH	826 HH	37 HH	1,215 HH	791 HH	2,445 HH
Home Ownership Assistance	13 HH	19 HH	52 HH	54 HH	26 HH	42 HH	167 HH
Single/Multi-Family Housing	0 Units	0 Units	100 Units	140 Units	0 Units	0 Units	240 Units
Affordable Housing – CHDO Activities	1 Unit	3 Units	13 Units	1 Unit	40 Units	8 Units	25 Units

Priority #3 - Non-Housing Community Development

Objectives	FY 2004 Actual Accompl.	FY 2005 Actual Accompl.	FY 2006 Actual Accompl.	FY 2007 Actual Accompl.	FY 2008 Proposed Accompl.	FY 2008 Actual Accompl.	2005-2009 Con. Plan Accompl. As of 12/31/08
Public Facilities	5 Facilities 500 People	1 Facility	2 Facilities	2 Facilities	6 Facilities	4 Facilities 7 Projects Underway	9 Facilities
Public Infrastructure	1,508 People	453 People	4,101 People*	8 Projects Underway	11,872 People*	10 Projects Underway	4,554 People*
Public Service	3,020 People 188 HH	13,073 People 4,606 HH	3,867 People 2,344 HH	6,146 People	2,720 People 4,646 HH	7,756 People 324 HH	30,842 People 7,274 HH
Economic Development	7 Jobs 10 people	9.5 Jobs 10 People	22 Jobs 145 People	3 Jobs	10 Jobs 90 People	22 Jobs	56.5 Jobs 155 People

Priority #4 – Other Special Needs

Objectives	FY 2004 Actual Accompl.	FY 2005 Actual Accompl.	FY 2006 Actual Accompl.	FY 2007 Actual Accompl.	FY 2008 Proposed Accompl.	FY 2008 Actual Accompl.	Con. Plan Accompl. As of 12/31/08
Special Needs	1,182 People	237 People	1,050 People	2,000 People	326 People	1,495 People	4,782 People

* = Please be advised that many of the Public Infrastructure Projects have anticipated project completion dates well into FY 2009 and cannot be reported on until project completion.

AFFRIMATIVELY FURTHERING FAIR HOUSING

During FY 2008, Fulton County continued its implementation of the elements of the County's Fair Housing Action Plan by working with its primary fair housing service provider, Metro Fair Housing Services, Inc., (MFHS). The County annually funds MFHS through its CDBG Program. In turn, MFHS provided the following fair housing services and promoted fair housing for Fulton County in 2008 by:

- Conducting complaint-based intake of fair housing and related issues for 64 households in Fulton County, outside the City of Atlanta. Of those served, approximately 75% were female headed households.
- Continuing its predatory lending education and outreach program. A total of 11 seminars and workshops were given on fair housing and related issues including predatory lending, pre-purchase counseling, and loss mitigation. These workshops, which were held in Fulton County, outside the City of Atlanta, provided information to a total of 304 participants. Fulton County residents who filed lending complaints were assisted by Metro Fair Housing Services with referrals to Atlanta Legal Aid's Home Defense Program, Consumer Credit Counseling Services, and alternative mortgage programs and lenders.
- Continuing outreach to the Hispanic community by providing flyers and brochures in both Spanish and English and the appearance by staff on a local Spanish radio station to describe fair housing services and answer questions from listeners.

AFFORDABLE HOUSING

PROGRESS IN MEETING THE OBJECTIVE TO PROVIDE AFFORDABLE HOUSING

In 2008, Fulton County approached the objective of providing affordable housing to its citizens from a multi-program point of view. CDBG funds made available from HUD and limited prior year HOME funding was allocated to activities that promoted affordable housing for low-income families and individuals. In addition to these funds, the County utilized Low Income Housing Tax Credits and tax-exempt bonds to promote affordable housing to low-income families.

CDBG For the 2008 reporting period, the CDBG program supported the following affordable housing activities:

Fulton County residents in need of emergency housing rehabilitation are provided CDBG funds in the form of Emergency Assistance Grants (EAG). The Fulton County Housing Rehabilitation Program administers these housing rehabilitation activities. In 2008, the County assisted 73 households with EAGs.

HOME

In 2008, the County undertook a limited number of affordable housing activities with prior year HOME funding. The activities that were undertaken to support this objective and the funds expended by the activities are as follows:

Housing Rehabilitation:

Because of limited available funding, no housing rehabilitation projects were undertaken in 2008 with HOME funds.

Tenant-Based Rental Assistance Program

Fulton County provided rental assistance payments to 35 families expending \$233,257 in HOME funds.

Community Housing Development Organization (CHDO) Program

Fulton County funded a total of \$483,075 in CHDO projects during 2008. The funded CHDOs and projects were:

Habitat for Humanity-North Central Georgia	5 condo units
AHMEN Housing	1 triplex

A second closing of a purchase of a single-family unit by AHMEN Housing was pending as of the end of 2008. Both projects were undertaken as part of a contract with the City of Roswell.

Home Ownership Assistance Program (HOAP)

Ongoing efforts continued in 2008 to establish new partnerships and continue existing ones with local lending institutions and other assistance programs. A total of 42 households received financial assistance through this program, to purchase homes in Fulton County in 2008.

Public Private Housing Initiative (PPHI)

The following single-family homeownership projects were previously provided HOME funds for acquisition with most continuing to work to remain viable in light of the housing and foreclosure crisis.

- | | |
|----------------------|---|
| • Kensington Heights | 77 homes occupied, project closed |
| • Providence Glen | Project completely built out |
| • Victoria Estates | 5 houses constructed ,26 homes pending construction |
| • Ruby Creek | 39 homes pending construction |
| • Nelson McGhee | 29 units pending construction |

Housing Authority of Fulton County

For the 2008 reporting period, the Housing Authority of Fulton County (HAFC) supported the following affordable housing activities:

Public Housing Operating/Capital Funds - \$460,739
Family Self-Sufficiency Coordinator - \$45,193
Section 8 Tenant Based Assistance - \$8,474,729
HOPE VI Revitalization - \$7,619,418

Foster and Maintain Affordable Housing

All programs and services offered under the County’s HOME Program are directed at providing and maintaining safe, decent, and sanitary affordable housing. In 2008, Fulton County provided the following:

- Down-payment and Closing Cost Assistance to first time homebuyers
- Encouraged first time homebuyers to attend homebuyer training classes from the following three agencies: Atlanta Urban League, Consumer Credit Counseling Services, and Cooperative Resource Center.
- Encouraged Community Housing Development Organizations (CHDOs) to develop new affordable housing targeted at low-and moderate-income families

- and the elderly.
- Sponsored housing workshops for homeownership and retainage of homes

Eliminate Barriers to Affordable Housing

The primary barriers to affordable housing in Fulton County in 2008 were:

- A widening foreclosure crisis with limited options for those on the verge of losing their homes
- Limited credit available to buyers and tighter underwriting standards
- Land costs
- Property taxes
- Local building codes and zoning regulations
- Lack of sufficient tax incentive programs
- Lack of Community Housing Development Organizations with the technical expertise and financial capacity to develop affordable housing

The following initiatives were undertaken in 2008 to address barriers to affordable housing:

- Increased funding for HUD-approved counseling agencies to deal with the foreclosure and housing crisis
- Fulton County continues in its efforts to increase lender participation in homeownership assistance programs and market the programs
- Continued down payment assistance to potential homeowners.

Developing Institutional Structure/Enhancing Coordination between Housing and Service Agencies

In addressing the county's housing and community development needs, the County coordinates the efforts of different departments and agencies. Consultation with different departments and agencies continued in 2008 to provide a comprehensive approach to addressing the County's housing and community development needs. Gaps and overlaps in services to Fulton County's low- and moderate-income residents were identified in these meetings. Following extensive planning, the County was preparing to implement Common Ground at the end of 2008. This is a multi-departmental approach to examine the social determinants of health and address inequities and disparities in the system that prevent or discourage health equity for certain demographic groups in the County. It is expected that the resources coming to the County through HUD will play an important role in assisting these populations as affordable housing and supportive services both continue to be critical needs for these populations.

Following is a list of some of the Fulton County departments involved in this initiative:

- The Department of Housing and Community Development
- The Department of Environment & Community Development
- The Department of Human Services
- The Housing Authority of Fulton County (HAFC)
- Department of Mental Health
- Justice Department
- The Department of Health & Wellness
- Libraries
- Cooperative Extension Service
- The Department of Parks and Recreation
- Police

The ultimate goals of this initiative are as follows:

- Influence change of public policies
- Leverage resources
- Increase systems of collaboration
- Improve/enhance communities
- Enhance quality of life
- Change the infrastructure of a community
- Provide for a new way of conducting government
- Increase community capacity building
- Empower neighborhoods
- Increase awareness of public policies
- Increase fresh markets or community gardens
- Increase health care access
- Provide for safer communities

The anticipated outcomes of the initiative are as follows:

- Improve health outcomes
- Decrease chronic diseases
- Increase high school graduation rates
- Increase adult employment
- Increase walking and biking communities
- Empower neighborhood residents
- Increase access to health care
- Improve infrastructure of communities to support healthy living

Public Housing Improvements and Resident Initiatives

In FY 2009, the Housing Authority of Fulton County (HAFC) proposes to utilize approximately \$420,000 in HUD funding toward the implementation of their comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of public housing in coordination with other County revitalization efforts. The HAFC will continue to implement deconcentration efforts through the Housing Choice Voucher Program. The HAFC will continue the development of its HOPE VI project. HAFC has received, from the Department of Housing and Urban Development (HUD), a HOPE VI grant. The remaining balance of the HOPE VI funds have been expended as of September 30, 2008 in accordance with the HUD mandated deadline. The HAFC, in partnership with the residents and community of Red Oak, developed a comprehensive revitalization plan for the Red Oak community utilizing the HOPE VI grant funds as the catalyst for redevelopment. The plan provided for an integrated, safe mixed income community of single family homes and quality multi-family properties that provide homeownership opportunities to low and moderate income families, and quality market rate, Section 8 and public housing rental properties. However, in light of notification from HUD concerning the feasibility of developing the former Red Oak site, HAFC identified an alternative development site in the South Fulton area. The redevelopment concept remains the same to include a mix of single-family and multi-family units. Four apartment buildings are complete as well as the community building.

Evaluation and Reduction of Lead-Based Paint Hazards

Fulton County has incorporated its' lead base paint program in accordance with the Department of Housing and Urban Development and the State of Georgia All HOME and CDBG funded

activities covered by the HUD Lead Safe Home regulations were carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act.

For activities involving housing rehabilitation Fulton County inspects all units subject to the Final Rule for lead-based paint hazards. Where lead-based paint is found, actions are taken to eliminate the hazards. Under the Home Ownership Assistance Program (HOAP), lead-based paint inspections were conducted in accordance to Housing Quality Standards (HQS) protocol. Where chipping or peeling paint is present that exceed the de minimis levels is found on homes being purchased that were built before 1978, the eligible home buyer and the seller are notified in accordance to Title X, Sec. 1018. Owners and buyers participating in the Housing Rehabilitation Emergency Assistance Grant and Home Ownership Assistance Programs sign lead-based paint hazard forms and each party will receive a lead hazard information pamphlet.

In addition, the Housing Authority of Fulton County (HAFC) conducts lead-based paint inspections in conjunction with Housing Quality Standards (HQS) inspections on all new units available under Section 8. In 2007 HAFC will continue to make these inspections as a part of HQS procedures.

Compliance with Program and Comprehensive Planning Requirements

Fulton County has a Comprehensive Planning Division, which works in consultation with the development of the Consolidated Plan.

Anti-Poverty Strategy – Reducing the number of people below the poverty level

All activities undertaken by the CDBG, HOME and ESG programs work toward reducing the number of people living below the poverty level. In addition, the Housing Authority of Fulton County (HAFC) and the Department of Human Services provide additional programs and services which work toward this goal. Examples include the HAFC's Family Self-Sufficiency Program, the Fulton County Workforce Development Program which is supplemented with CDBG funds and the Business Improvement Loan Program which creates jobs for low- and moderate-income persons.

In 2008, Fulton County took the following specific actions:

- Encouraged and supported job skills training programs provided by the County and non-profit agencies. (i.e. the Office of Workforce Development, Women's Economic Development Agency, Inc., as well as other organizations).
- Continued the allocation of HOME and CDBG funds for new construction of affordable single-family and multi-family housing, acquisition and rehabilitation of affordable housing for purchase or rent and to house the homeless. (i.e. Habitat for Humanity, Housing Authority of Fulton County, as well as other organizations.)
- Continued the allocation of HOME funds for home ownership loans to low- and moderate-income families.

The Housing Authority of Fulton County provided, through its non-profit affiliate, Community Opportunity Centers, Inc. training and incentives in housing choice for working families, enabling them to move them from dependency on assisted housing to eventual homeownership.

CONTINUUM OF CARE

The Tri-Jurisdictional Collaborative on Homelessness (Tri-J) is the lead entity for the Continuum of Care planning process of the City of Atlanta, DeKalb County, and Fulton County. The

Collaborative is responsible for planning, funding recommendations, maintaining, and enhancing the Tri-J's Continuum of Care service delivery. A broad range of stakeholders participate in the Tri-J CoC, including local and state governmental agencies, non-profit and faith based service providers, issue-oriented coalitions and working groups, and the Regional Commission on Homelessness. The Tri-Jurisdictional Collaborative has provided leadership for the CoC planning process since 1996. Fulton County Human Services Department /Office of Emergency and Transitional Housing staff serves as the administration of the Tri-J CoC process.

1. The Tri-Jurisdictional CoC received \$9,084,301.00 awarded through the SuperNOFA 2008 process. The Tri-J was awarded a bonus project for \$853,885.00 for a Shelter Plus Care project to serve twenty (21) chronically homeless individuals, and in 2008 ninety (90) additional permanent supportive housing beds were developed.
2. The Tri-Jurisdictional CoC continues to be a mainstream provider of trainings that discuss service delivery strategies for the homeless. This initiative has begun to open doors and networking opportunities among mainstream providers, i.e., court systems, jails, healthcare, drug court, etc., and homeless service providers. In addition, mainstream providers also shared their service strategies in serving the chronically homeless. The services providers are required to receive certification and participate in DHR SOAR training.

The Tri-Jurisdiction continues to assist providers to integrate into our Homeless Management Information System (HMIS). We continue to develop an implementation strategy to identify and assist all providers in becoming active participants in HMIS. Through active participation, agencies become aware of their customers' profiles and service needs.

LEVERAGING RESOURCES

During fiscal year 2008, CDBG and ESG funded projects helped to leverage approximately \$700,000 in other non-federal funding. Listed below are the projects which leveraged other funds and the amount of leveraged funds.

CDBG:

During fiscal year 2008, there was no leveraging of resources for CDBG.

ESG:

For the year 2008, Jefferson Place Emergency Shelter Complex received \$119,936 in ESG funding. As required, Fulton County provided a 100% match of \$119,936 for furniture and essential services to Jefferson Place guests. In addition, Jefferson Emergency Shelter Complex received \$50,000 in grants to provide essential services (food, personal hygiene items, and transportation assistance) to the shelter guests. The grants were from the Georgia Department of Community Affairs (\$30,000) and FEMA/United Way (\$17,700).

HOME:

During fiscal year 2008, there was no leveraging of resources for HOME.

PUBLIC PARTICIPATION/CITIZEN COMMENTS

Fulton County published a Public Notice in the Fulton County Daily Report on February 20, 2009 regarding the availability of the draft 2008 CAPER for public review and comment. In addition, ads were also run in the Neighbor Newspapers. The public comment period is from

February 20, 2009 to March 7, 2009. The draft 2008 CAPER was available for public review on the County's web site and hard copies were available by request.

SELF-EVALUATION

Fulton County has continued to make progress in meeting the priority needs and specific objectives outlined in the Consolidated Plan and Annual Action Plan. Activities undertaken in 2008 have aided in the development of viable communities by providing decent housing, suitable living environments and expanding economic opportunities for low- and moderate-income persons. Actual accomplishments under most of the Consolidated Plan Objectives were higher than proposed for FY 2008. The Table on pages 12 and 13 compares the 2008 proposed to actual 2008 accomplishments and compares the total 2008 thru 2009 accomplishments to the proposed five year accomplishment goals.

The following obstacles occurred in carrying out the proposed activities:

CDBG Program

- There were no major obstacles that hindered the ability to carry out the proposed CDBG activities in 2008.

HOME Program

- Delayed 2008 funding from HUD because of capacity concerns
- The need to review all aspects of the HOME Program and devise new policies, procedures, and a system of administration
- Increased staffing levels with HOME experience
- The housing and foreclosure crisis
- Increased training and technical assistance opportunities for CHDOs
- A need for increased awareness of the HOAP among the real estate community
- Land prices
- Tightened credit requirements
- Zoning requirements

ESG Programs

- A loss or decrease in financial support of Jefferson Place Shelter would greatly impact our ability to maintain and upgrade emergency housing and essential services to homeless seniors, veterans, and other individuals experiencing homelessness. These critical basic services are currently available to 150 men 24 hours per day seven days per week. As a shrinking government entity, our resources are limited due to the economy. But the demands for services are increasing tremendously. Private and foundation funding sources are not positioned to fund local government improvement projects. As Fulton County faces continued budgetary cuts, our ability to supplant lost HUD funding has diminished.

Based on the evaluation of the County's 2008 performance, the following goals have been established for the upcoming 2009 program year:

All Programs

- Complete the development of a performance measurement system meeting the requirements of Notice: CPD-03-09, Appendix C. The County has a performance measurement system in place to report quarterly performance of all County activities. The form does not report multi-year goals and objectives or proposed accomplishments as required in Appendix C, however, other reports included in the County's Action Plans and CAPER provide the multi-year and proposed accomplishment information. The County will look at enhancements to its existing performance measurement form and/or the development of a supplemental form to capture all information required for reporting performance measures on the federal programs covered by the consolidated plan. The new performance measurement form is anticipated to be utilized in FY 2009. A copy of the County's existing performance measurement form covering FY 2008 is included within Attachment D.

CDBG Program

- Continue to emphasize the importance of expenditure rates applied to FY 2009 CDBG subrecipients to ensure that expenditures stay well below HUD's 1.5 maximum expenditure ratio.
- Continue implementation of a multi-year funding cycle which reduces project costs by limiting duplicated processes such as environmental reviews, preparation of bid documents and other procurement procedures.
- Target funding to specific types of activities addressing priority needs.
- Decrease the number of annual contractual agreements managed by staff to allow staff increased time for project management and the provision of technical assistance to sub recipients.

HOME Program

- Continue to evaluate and re-develop policies and administrative procedures to ensure stronger compliance with HOME program objectives resulting in fewer monitoring concerns by HUD.
- Review departmental filing policies
- Coordinate efforts more closely between the Housing and Community Development Department and Finance and Internal Audit to provide systemic checks and balances and financial reconciliations
- Continue to recruit for experienced staff for vacant positions
- Re-certification of housing inspectors
- Continue to emphasize the importance of timely commitment, IDIS set-up, expenditure, draw-down and reimbursement of HOME funds.
- Continue to work with non-profits and developers to foster a productive working relationship.
- To address the needs of the changing housing market/industry, staff will obtain more specialized training to guarantee a greater internal capacity for programmatic and financial layering, as well as client technical assistance.

ESG Program

Our goal for the 2009 is to continue the provision of essential services to our shelter guests. In addition, we will provide the opportunity for our guests to receive the supportive services that will enable them to achieve greater self determination and independence.

CDBG PROGRAM SPECIFIC NARRATIVE

Meeting Priorities, Needs, Goals and Specific Objectives of the Consolidated Plan

Fulton County's CDBG funds are primarily targeted to meet the goals and objectives of the Non-Housing Community Development priority, and are typically the only funds allocated to activities falling under this priority. The Table beginning on page 6 identifies all CDBG funds expended in 2008 toward the specific objectives under Non-Housing Community Development. In addition, a small portion of CDBG funds was expended for housing rehabilitation, weatherization and conservation activities, affordable single-family housing and special needs.

Changes in Program Objectives

The County has not changed the objectives in the Consolidated Plan. Three needs assessment meetings were conducted in 2008 to assess current community needs and compare them with the priorities and objectives outlined in the County's 2005 – 2009 Consolidated Plan. The needs assessment study did not indicate a necessity for modifications to the current plan. The County also began preliminary work in 2008 for the completion of its next Consolidated Plan. Ongoing needs assessments combined with the 2008 census data are likely to result in changes to the County's Consolidated Plan priorities and objectives during the next Plan period, 2005-2009.

2008 Action Plan Compliance

All certifications of consistency were provided to agencies requesting certifications after a fair and impartial review of the proposed activity to determine that they did indeed further the goals, objectives and strategies outlined in the Consolidated Plan. Fulton County took no actions that would hinder the implementation of its 2009 Action Plan or 2005 – 2009 Consolidated Plan. The activities undertaken by the County in 2008 involving CDBG funds are completed, scheduled to begin in the near future, or are ongoing to meet the community's housing, community development, and public service needs. Please refer to page 1 for a complete discussion on carrying out the planned actions in Fulton County's 2008 Annual Action Plan.

National Objective Compliance

All projects undertaken and underway in 2008 have met or are expected to meet a National Objective upon completion. The County may explore amending the Action Plan to include CDBG eligible projects funded with County General funds. One potential project is the ongoing improvements to the Jefferson Place emergency shelter.

Uniform Relocation/Section 104

Fulton County follows its Anti-Displacement Plan and the federal URA guidelines for projects involving acquisition, rehabilitation, or demolition that would result in the relocation of individuals. During 2008, there were no activities undertaken with CDBG funds that resulted in the displacement or relocation of individuals or businesses. Temporary relocation occurred as a result of lead abatement for Housing Rehabilitation clients. The temporary relocation was conducted in accordance with the federal URA guidelines.

Economic Development

To achieve the goal of promoting economic development activities, the County provided funds for economic development through its Business Improvement Loan Program. During 2008, one (2) small businesses were assisted with \$75,000 and three (22) full-time jobs were created. All jobs created by the BILP were or will be filled by low- or moderate-income persons.

Limited Clientele Activities

All Limited Clientele activities undertaken in 2008 either fell within the category of presumed limited clientele benefit, required information on family size and income to ensure that at least 51% of those served had household incomes that did not exceed the low- and moderate-income limits or had income eligibility requirements which limited the activity exclusively to low- and moderate-income persons. There were no activities undertaken that met the National Objective by nature and location.

Program Income

- During 2008, \$147,314 in program income was generated by Fulton County's Business Improvement Loan Program (BILP). BILP generated program income is used to assist additional small businesses under the program.
- The County's HOME program generated \$39,193 in program income. Program income was generated from the following projects:
 - Delowe Place
 - Delowe Village
 - Cascade Oaks
 - Genesis Gardens
 - Downpayment Assistance Loans
 - Providence Glen
 - Victoria Estates
- No CDBG Program Income was generated by the City of Fairburn in 2008. The City's operating expenses for the Depots and the Business Incubator exceeded revenues.
- The County's CDBG Housing Rehabilitation Program is a grant program and does not generate program income.

Housing Rehabilitation Activities

Please refer to page 15 for a discussion of CDBG funded Housing Rehabilitation programs and the Table starting on page 7 for accomplishment and expenditure information.

Neighborhood Revitalization Strategy Area

Fulton County does not have any designated Neighborhood Revitalization Strategy Areas.

HOME PROGRAM SPECIFIC NARRATIVE

Meeting Affordable Housing Priority Needs and Specific Objectives of the Consolidated Plan

HOME funds are targeted exclusively to goals and objectives under the Affordable Housing Priority. The Table beginning on page 6 identifies all HOME funds expended in 2008 toward the specific objectives under Affordable Housing.

HOME Match Report

Following is the calculation of Fulton County's Match balance as of 12/31/2008:

Total IDIS Drawdowns to Date	\$ <u>6,619,806</u>
Total Match Required to Date	\$ <u>1,654,952</u>
Total Match Expenditures to Date	\$ <u>2,070,911</u>
Current Match Credit:	\$ <u>415,959</u>

The HOME Match Report HUD-40107-A for the period January 1, 2008– December 31, 2008, is included as Attachment B.

MBE/FBE

The MBE/FBE report submitted twice annually to HUD contains the information in Part III of HUD form-4107 to report contracts and subcontracts with MBE and FBE.

On-Site Inspections

The monitoring and site inspections consisted of the following elements to insure compliance with the HOME regulations:

The CHDO Program Manager and the HOME Program Manager met with officials from the organization in an initial meeting which explained the purpose and the time frame for the review. Members of the organization's staff were interviewed in order to gather information about activities and performance. A sampling of files and other related materials were reviewed in order to verify the existence, accuracy, and compliance of documentation, i.e. rent requirements, tenant income certifications, tenant income supporting documentation, lease agreements, lead based paint notifications, occupancy requirements, and tenant eligibility. A sampling of project inspections which corresponded with reviewed files was conducted in order to verify whether or not the units complied with all local property standards.. The CHDO Program Manager met with CHDO officials to discuss the preliminary conclusions of the review.

Monitoring and site inspections of the following sites occurred during 2008:

CHDO Name	Project	Address
Progressive Redevelopment Inc.	Delowe Place	2340 Delowe Drive East Point Georgia
Progressive Redevelopment Inc.	Delowe Village	2347 Delowe Drive East Point, Georgia
Habitat for Humanity	Hanover Place	1231 and 1233 Hanover Place Alpharetta, Georgia
Fulton Atlanta Community Action Authority	Cascade Oaks	3820 Old Cascade Road Atlanta, Georgia
Housing Initiative of North Fulton	Roswell Commons Millbrook Circle	134 Roswell Commons 109A and 109B Millbrook Circle
Cooperative Resource Center	Genesis Gardens	9100 Cascade Palmetto Road Palmetto, Georgia
Quality Living Services	Quality Living Senior Housing	4020 Danforth Road Atlanta, Georgia

Affirmative Marketing and Outreach

Agencies that have received federal funds continue their efforts to affirmatively market and provide outreach to minority and women owned businesses through advertising in both the large and small newspapers, displaying equal opportunity logos, advertising on local cable and radio stations and providing flyers.

ESG PROGRAM SPECIFIC NARRATIVE**Meeting Priorities, Needs, Goals and Specific Objectives of the Consolidated Plan**

ESG funding is targeted for the provision of essential services to shelter guests. The activity discussed on page 3 specifically identifies the scope of work utilizing these 2008 ESG funds.

ESG Matching Requirements

Fulton County, as required and identified on page 6 of this document provided the 100% match.