



**MAYOR AND COUNCIL MEETING
MONDAY, JUNE 03, 2019
6:00 PM
DALTON CITY HALL**

A G E N D A

WORK SESSION – 5:15 P.M. – COUNCIL CHAMBER

1. Review of Agenda
2. Executive Session - Potential Litigation

REGULAR MEETING – 6:00 P.M. – COUNCIL CHAMBER

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Commentary: *(Please State Name and Address for the Record)*

Minutes:

3. Mayor and Council Work Session and Regular Meeting Minutes of May 20, 2019

New Business:

4. (3) 2019 Alcohol Beverage Applications

5. Ordinance 19-10

The request of Karen Green to rezone from Transitional Commercial (C-4) to Central Business District (C-3) a tract of land totaling 0.52 acres located at 201 West Morris Street (Parcel 12-238-24-001)

6. Ordinance 19-11

The request of Charles Acree to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.09 acres located at corner lot on E. Matilda Street and 8 N. Elm Street (Parcel 12-200-10-009)

7. Right-of-Way Encroachment Easement for Cuyler Street Property

8. Dalton Utilities Partial Abandonment of Easement

MAYOR AND COUNCIL MEETING AGENDA
JUNE 03, 2019

- [9.](#) Change Order 1 - Additional Tree Clearing - Botany Woods Drive Slope Reconstruction Project
- [10.](#) FY-2019 Budget Amendment #3
- [11.](#) Resolution 19-05 - Requesting Sales Tax Information from GA DOR
- [12.](#) Resolution 19-06 Authorizing Adoption of 5 Year ConPlan and Annual Action Plan

Supplemental Business:

Adjournment

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
WORK SESSION
MAY 20, 2019

The Mayor and Council held a Work Session this evening beginning at 5:15 p.m. in the Council Chambers of City Hall. Present were Mayor Dennis Mock, Council Members Denise Wood, Annalee Harlan, Tyree Goodlett and Gary Crews, City Administrator Jason Parker, City Attorney Gandhi Vaughn and several department heads.

AGENDA REVIEW

The Mayor and Council reviewed the agenda items, in specific the following:

DISCUSSION OF DALTON UTILITIES POTENTIAL SEWER PROJECTS

Dalton Utilities CEO Tom Bundros presented a potential expansion of sewer project to the Mayor and Council. Bundros outline (5) locations where the Utilities have identified as potential location for the expansion. Bundros stated this expansion would cost at least 10 to 12 million dollars and offered the project as a possible future SPLOST project. The (5) locations are as follows:

- (1) Cleveland Highway from Beaverdale Highway to Frontier Trail
- (2) Carbondale interchange area
- (3) Connector 3 interchange area
- (4) Part of the Westside running from Mill Creek Road along Crider Road to the intersection of Mount Vernon Road and Highway 201
- (5) South Dalton bypass area where the County plans for a future park

Bundros stated it will take nearly 64,000 feet of pipe to complete. The Mayor and Council thanked him for his presentation.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was Adjourned at 5:56 p.m.

Bernadette Chattam
City Clerk

Dennis Mock, Mayor

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
MAY 20, 2019

The Mayor and Council held a meeting this evening at 6:00 p.m. in the Council Chambers of City Hall. Present were Mayor Dennis Mock, Council Members Denise Wood, Annalee Harlan, Tyree Goodlett and Gary Crews, City Administrator Jason Parker, Attorney Gandhi Vaughn and several department heads.

PLEDGE OF ALLEGIANCE

Mayor Mock led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

The Mayor and Council reviewed the agenda, on the motion of Council member Goodlett, second Council member Harlan, the Mayor and Council approved the agenda. The vote was unanimous in favor.

PUBLIC COMMENTARY

There was no public comments.

PROCLAMATIONS

National Public Works Week - May 19-25, 2019

The Mayor and Council designated the week of May 19-25, 2019 as “National Public Works Week” and urged all citizens to join with representatives of the American Public Works Association and other government agencies to recognize the substantial contributions that Public Works makes daily to maintain and improve our City’s health, safety, welfare and quality of life.

Historic Preservation Month - May 2019 - Dalton Historic Preservation Commission

The Mayor and council proclaimed May 2019 as “Historic Preservation Month” and recognized our local Historic Preservation Commission for their efforts so that historic resources in our city can be preserved for future generations.

Special Recognitions - Outstanding Preservation Projects

The following were awarded the 2018 Historic Preservation Commission Outstanding Preservation Projects:

- Barrett Properties - 112 W. King St.
- Cheryl Crouch & Dana Easley - 304 S. Hamilton St.
- Juan Lama 246-248 N. Hamilton St.
- Cookie Cook - 404 Fairview Dr.

MINUTES

The Mayor and Council reviewed the Work Session Minutes and Regular Meeting Minutes of May 6, 2019. On the motion of Council member Goodlett, second Council member Harlan, the minutes were approved. The vote was unanimous in favor.

2019-2020 MAIN STREET MOU

The Mayor and Council reviewed the Georgia Classic Main Streets Program Memorandum of Understanding for the Program Year 2019-2020 between the Georgia Department of Community Affairs Office of Downtown Development and the Local Main Street Program Board of Directors and the Downtown Manager for the Community for services listed in the attached MOU. On the motion of Council member Harlan, second Council member Crews, the Council voted to authorize the Mayor to execute the MOU and add the DDDA Director Catherine Edgemon to execute the contract in place of Kristi Watson. The vote was unanimous in favor.

DALTON-WHITFIELD PLANNING COMMISSION RECOMMENDATION

On the motion of Council member Crews, second Council member Woods, the Mayor and Council approved the request of Margaret Herrin to rezone from Low-Density Single-Family Residential (R-2) to Medium-Density Residential (R-3) a tract of land totaling 0.43 acres located at 511 School Street (Parcel 12-220-10-008). The vote was unanimous in favor.

KNOWBE4 SECURITY AWARENESS TRAINING SUBSCRIPTION

The Mayor and Council reviewed the KnowBe4 Security Awareness Training Subscription. A program that is used to test the response of city email users to malicious emails. On the motion of Council member Goodlett, second Council member Wood, the Mayor and Council approved the purchase of the subscription. The vote was unanimous in favor.

LIFE INSURANCE POLICY RENEWAL/CARRIER CHANGE

On the motion of Council member Harlan, second Council member Goodlett, the Mayor and Council approved the Life Insurance renewal policy and carrier change to Lincoln Financial Group. The vote was unanimous in favor.

CONTRACT FOR SERVICES WITH NORTHWEST GEORGIA PAVING, INC. - BOTANY WOODS DRIVE SLOPE FAILURE

The Mayor and Council reviewed the Contract for Services with Northwest Georgia Paving, Inc. for the Emergency Reconstruction of the Botany Woods Drive Slope Failure in the amount of \$587,291.75. On the motion of Council member Wood, second Council member Goodlett, the Contract was approved. The vote was unanimous in favor. A copy of this complete contract is a part of these minutes.

CHANGE ORDER 001 – PARAPET PATCHING ON THE WAUGH STREET BRIDGE HEADER/JOINT RECONSTRUCTION PROJECT

The Mayor and Council reviewed Change Order 001 – Parapet Patching on the Waugh Street Bridge Header/Joint Reconstruction Project in the amount of \$14,294.08 for existing modular rubber joints to be removed within the parapet walls to complete the original scope header/joint reconstruction. On the motion of Council member Harlan, second Council member Goodlett, the Change Order was approved. The vote was unanimous in favor.

Mayor and Council
Minutes
Page 3
May 20, 2019

CONTRACT WITH KRH ARCHITECTS FOR CITY HALL ROOF REPAIR

On the motion of Council member Harlan, second Council member Goodlett, the Mayor and Council approved KRH Architects for City Hall Roof Repair in the amount of \$44,000. The vote was unanimous in favor.

ACCEPTANCE OF RFP FROM ALL ROOF SOLUTIONS TO REPLACE ROOFING MATERIAL AT CITY HALL

The Mayor and Council discussed the Acceptance of RFP from All Roof Solutions to Replace Roofing Material at City Hall. After discussion regarding other options, on the motion of Council member Harlan, second Council member Goodlett, the Mayor and Council accepted the RFP for All Roofing Solution to replace the roofing materials at City Hall. The RFP is in the amount of \$734,063.00. The vote was unanimous in favor.

MISCELLANEOUS

Council member Annalee Harlan reminded that National EMS Week is May 19 - 25, 2019. Harlan stated that National Emergency Medical Services Week brings together local communities and medical personnel to publicize safety and honor the dedication of those who provide the day-to-day lifesaving services of medicine's "front line." She thanked all EMS and Dalton Fire Department for their service.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was Adjourned at 6:26 p.m.

Bernadette Chattam
City Clerk

Dennis Mock, Mayor

Recorded
Approved: _____
Posted: _____



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting
Meeting Date: 06-03-2019
Agenda Item: (3) 2019 Alcohol Beverage Applications
Department: City Clerk
Requested By: Gesse Cabrera
Reviewed/Approved by City Attorney? Yes
Cost: N/A
Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Three (3) 2019 Alcohol Beverage Application recommendations by the Public Safety Commission.

2019 ALCOHOL BEVERAGE APPLICATION

PSC TUESDAY MAY 28, 2019

M&C MONDAY JUNE 3, 2019

(3) 2019 ALCOHOL APPLICATION(S)

1. Business Owner: H&R Dalton, Inc.
d/b/a: H&R Dalton, Inc.
Applicant: Kamran Hameed
Business Address: 1704 Abutment Rd.
Type: Package Beer, Package Wine
Disposition: **New**

2. Business Owner: Sol De Mayo, LLC
d/b/a: Sol De Mayo
Applicant: Karina Cervantes
Business Address: 825 Chattanooga Ave, Suite 11
Type: Pouring Wine
Disposition: **License Addition**

3. Business Owner: Cacao Dominican Restaurant, Inc.
d/b/a: Cacao Dominican Restaurant
Applicant: Marisol Figueroa
Business Address: 702 5th Avenue
Type: Pouring Liquor, Pouring Wine
Disposition: **License Addition**



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 5/3/2019

Agenda Item: The request of Karen Green to rezone from Transitional Commercial (C-4) to Central Business District (C-3) a tract of land totaling 0.52 acres located at 201 West Morris Street (Parcel 12-238-24-001)

Department: Planning and Zoning

Requested By: Ethan Calhoun

Reviewed/Approved by City Attorney? No

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

See attached staff analysis and presentation

CITY OF DALTON
ORDINANCE
Ordinance No. 19-10

An Ordinance Of The City Of Dalton To Rezone Certain Property Within The City Of Dalton From Transitional Commercial (C-4) To Central Business District (C-3) Being A Tract of Land Totaling 0.52 Acres Located At 201 West Morris Street (Parcel 12-238-24-001); To Provide An Effective Date; And For Other Purposes.

WHEREAS, Karen Green (Owner) has filed an application with the City to rezone property described as 201 West Morris Street (Parcel 12-238-24-001);

WHEREAS, the Property is currently zoned Transitional Commercial (C-4);

WHEREAS, the Owner is requesting the Property be rezoned to Central Business District (C-3);

WHEREAS, the application for rezoning appears to be in proper form and made by all owners of the Property sought to be rezoned;

WHEREAS, the rezoning is in conformity with the City of Dalton Joint Comprehensive Plan;

WHEREAS, the Dalton-Whitfield Planning Commission considered the proposed rezoning of the Property at a duly noticed public hearing held on May 30, 2019 and subsequently forwarded its favorable recommendation to the Mayor and Council;

BE IT ORDAINED by the Mayor and Council of the City of Dalton in regular meeting assembled and by authority of the same it is hereby ordained as follows:

-1-

The recitals contained herein above are incorporated herein by reference and are adopted as findings and determinations of the Mayor and Council.

-2-

The Property located at 201 West Morris Street identified as Parcel 12-238-24-001 is hereby rezoned from Transitional Commercial (C-4) to Central Business District (C-3).

-3-

The Unified Zoning Map of the City of Dalton shall be amended to conform to and reflect the rezoning of the Property as approved herein. City Staff is authorized and directed to take all actions

necessary to effectuate the rezoning of the Property as approved herein.

-4-

Should any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be unconstitutional, invalid or unlawful, such declaration shall not affect the validity of the remaining portions of the ordinance not so declared to be unconstitutional, invalid, or unlawful.

-5-

All resolutions and ordinances of the City of Dalton or parts thereof in conflict herewith are hereby repealed.

-6-

This Ordinance shall take effect and be in force from and after its adoption and publication in two public places within the City of Dalton for five (5) consecutive days, the public welfare of the City of Dalton requiring it.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Ordinance is adopted.

CITY OF DALTON, GEORGIA

MAYOR

Attest:

CITY CLERK

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of the _____ day of _____, 20__.

CITY CLERK
CITY OF DALTON

**DALTON-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720**

MEMORANDUM

TO: City of Dalton Mayor and Council
Kim Witherow
Jason Parker
Gandy Vaughn
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: May 30, 2019

SUBJECT: The request of Karen Green to rezone from Transitional Commercial (C-4) to Central Business District (C-3) a tract of land totaling 0.52 acres located at 201 West Morris Street (Parcel 12-238-24-001) (Dalton). The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on May 20, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met.

The petition was represented by Karen Green, the property owner and rezoning petitioner.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested C-3 rezoning. There were no further questions for Mr. Calhoun from the Planning Commission.

Karen Green stated that the staff recommendation and analysis was reflective of her needs. She did clarify that the intent is to include ground level urban dwellings rather than lofts.

With no other comments heard for or against this hearing closed at 7:58

Recommendation:

Vice-Chairman DeLay sought a motion on the requested C-3 rezoning. **Mr. Sanford then made a motion to recommend the C-3 rezoning based on his agreement with the content of the staff analysis. Ms. McClurg seconded the motion and a unanimous recommendation to approve the requested C-3 rezoning followed, 4-0.**

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Karen Green is seeking to rezone from Transitional Commercial (C-4) to Central Business District (C-3) a tract of land (parcel 12-238-24-001) containing 0.52 acres. The tract currently contains one aged commercial structure and off-street paved parking area. The rezoning request to C-3 is sought to serve a single purpose on the site: create the opportunity for up to five loft apartment dwellings to be created above the existing commercial space within the subject property’s structure.

The surrounding uses and zoning are as follows: 1) To the north, across W. Morris Street are several tracts of land that contain commercial space and off-street parking area zoned C-3; 2) To the east, across Pentz Street is a tract of similar size to the subject property containing a commercial building and off-street parking area zoned Transitional commercial (C-4); 3) To the south, is another tract of similar size to the subject property containing an aged commercial structure and an off-street parking area zoned C-4; 4) To the west, is a slightly larger tract than the subject property containing two aged commercial structures. All in all, a review of the zoning map shows the subject property to be at a transition between the downtown and transitional commercial zone districts that are separated in this area by W. Morris Street.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council.

<u>Administrative Matters</u>		<u>Yes</u>	<u>No</u>	<u>N/A</u>
A.	Is an administrative procedure, like a variance, available and preferable to a rezoning?	—	<u>X</u>	—
B.	Have all procedural requirements been met?	<u>X</u>	—	—
	1. Legal ad Friday 3, 2019 (16 days notice)			
	2. Property posted Friday 3, 2019 (Yes -- one sign on the lot frontage; 16 days notice.)			
C.	Has a plat been submitted showing a subdivision of land?	—	—	<u>X</u>
D.	The following special requirements have an impact on this request:			
	100-year flood plain (land is filled to the 100-year flood level)	—	<u>X</u>	—
	Site Plan (none required)	—	<u>X</u>	—
	Buffer Zones (none required)	—	<u>X</u>	—
	Soil Erosion/Sedimentation Plan	—	<u>X</u>	—
	Storm Water Requirements	—	<u>X</u>	—

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

When travelling along S. Pentz St. one would hardly notice a difference in character between the area north of W. Morris St. and the area south of it that is zoned C-4. This is largely due to the similarities in the C-3 and C-4 zone districts. The major difference between the C-3 and C-4 zone districts is that property zoned C-3 is not required to provide space for off-street parking. The structure occupying the subject property has existed for some time now and blends well with conventional commercial structures in the C-3 zone district. The requested C-3 rezoning would create the opportunity for the subject property to be utilized for both residential occupancy as well as retail commercial. The subject property has been preliminarily inspected by the county building inspector, and it was determined during the inspection that the existing building could be modified to accommodate loft dwellings provided that building and fire codes were met in the process. If this request is approved there is no expectation that the visual character of the building's exterior would be altered in any way that would conflict with surrounding land uses. Most of the notable alterations and modifications would occur on the building's interior with the exception of adding new windows to the second story at a minimum of one window per dwelling unit.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

The current C-4 zone district shares many permitted uses and characteristics with the C-3 zone district. One of the most significant differences, as stated previously, is the fact that off-street parking must be included in the development of any C-4 property. The C-3 zone district does not require off-street parking due to the abundance of on-street parking or proximity to a public parking facility. Based on the fact that the subject property has already been developed with a principle structure that is now a candidate for a new investment there is no concern that any of the adjacent properties in this area would suffer from devaluation of their property value.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The subject property has been developed and utilized strictly for commercial use since its origination. In recent years, however, the property may have been underutilized and the property owner is interested in making a new investment in the property. The most significant change of the subject property if it is rezoned, as stated previously, would be the addition of up to five new loft apartment dwellings.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

With the continuing investments and redevelopment of Dalton's downtown area there have been numerous investments aimed at creating residential space in the downtown. Multiple plans including the *2019 Downtown Dalton Strategic Plan* and *2019-2023 Whitfield County Joint Comprehensive Plan* have determined that an increase in residential density in the downtown area is crucial for this area's long-term vitality and sustainability.

(E) Whether the proposed (C-3) amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools,

sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

There would be no burden on infrastructure or utilities created by rezoning the subject property given that the C-3 zone district has already been well-established in this area, and the C-3 and C-4 zone districts are almost identical in permitted uses. This area is one of the oldest portions of the City of Dalton and, for the most part, is served by an abundance of public utilities including public water, sewer and broadband. The subject property currently has an off-street parking area that could provide sufficient off-street parking for the proposed new loft dwellings as well as the current commercial space since on-street parking opportunities are very limited in this area.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The Future Development Map designates this area as a Downtown character area. The Downtown character area includes Dalton's central business district and is made up of a mixture of uses such as commercial, government, religious, residential and industrial. Goals of the character area include encouraging a mix of uses to create vitality, reinforcing the area's role as a central business district and local activity center, and respecting and promoting the established development pattern of the downtown core. One of the primary uses recommended for this character area is mixed-use with upper story residential.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an "entering wedge" and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

None identified. In this case, the requested C-3 zone district is adjacent to the subject property. If this C-3 rezoning is approved it would simply enlarge the C-3 district and shrink the C-4 district in this area.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

N/A.

CONCLUSION: The staff can provide a recommendation for the C-3 zone at this location based on the following findings:

- 1) No significant alterations to the subject property's physical exterior character would be expected;
- 2) The (C-3) request is considered much more consistent with the Comprehensive Plan's Downtown character area than the current C-4 zone district and the petitioner's desire to develop loft apartments further implements the recommendations of the comprehensive plan;
- 3) There is not an expectation that this rezoning would, in any way, burden the adjacent or nearby property's economic values.

4) The subject property has sufficient off-street parking area as well as two opportunities for ingress/egress.

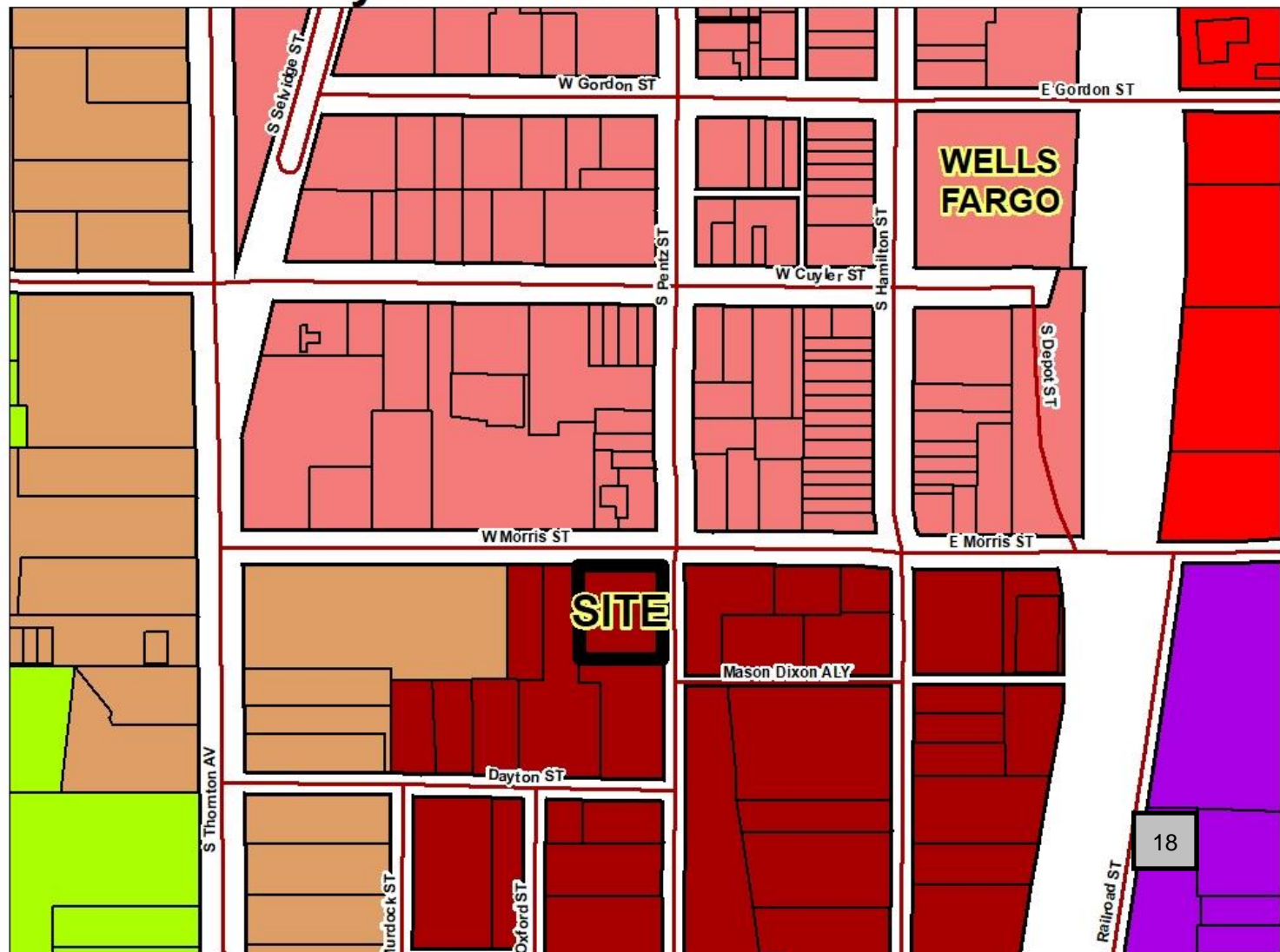
Green Rezoning Request C-4, Transitional Commercial to C-3, Central Business District City of Dalton Jurisdiction



ZONING

- Low Density Single Family Residential (R-2)
- Limited Commercial (C-1A)
- General Commercial (C-2)
- Central Business District (C-3)
- Central Business District (C-3) Cond
- Transitional Commercial (C-4)
- Heavy Manufacturing (M-2)


FEET
200



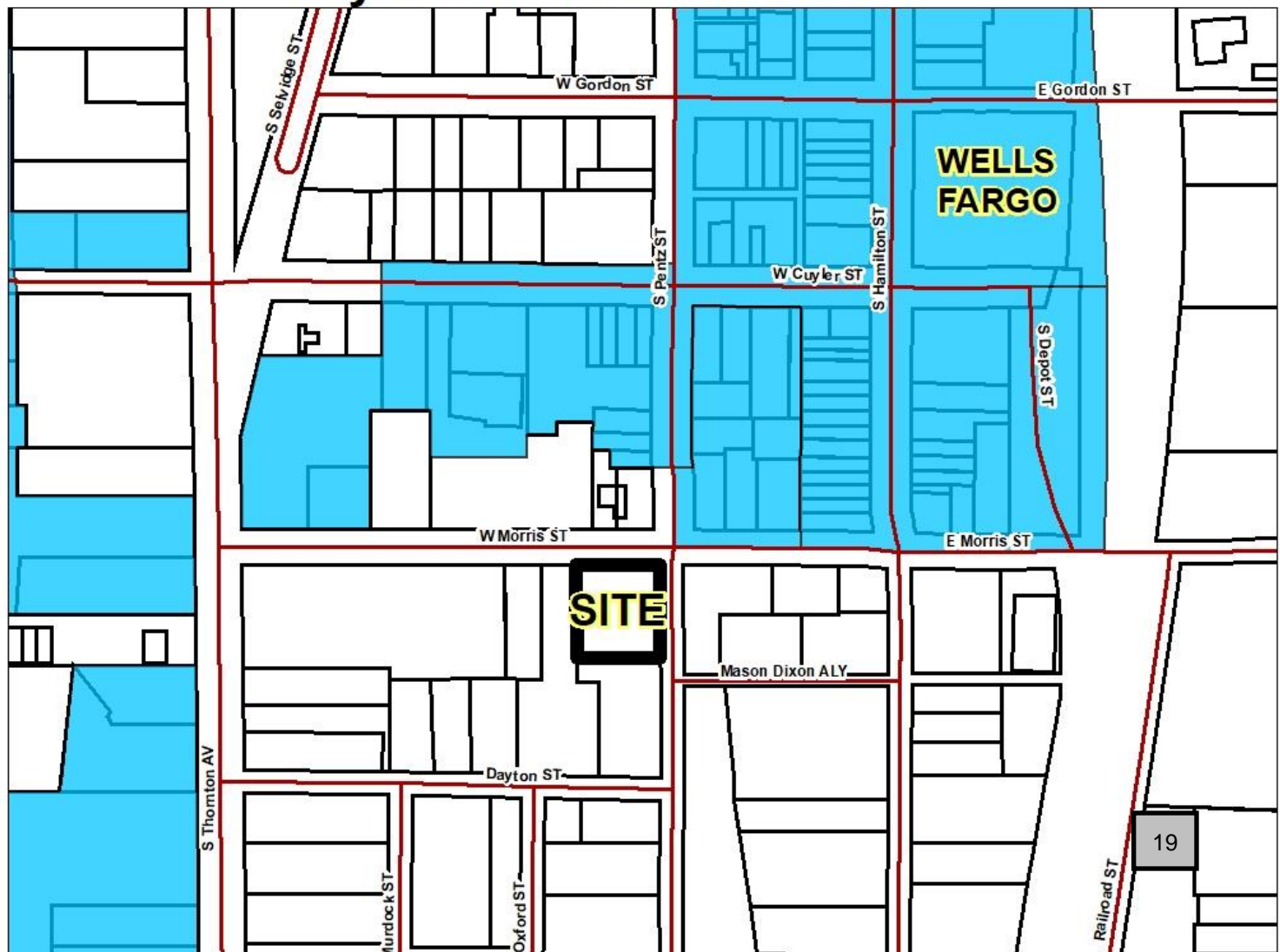
Green Rezoning Request C-4, Transitional Commercial to C-3, Central Business District City of Dalton Jurisdiction

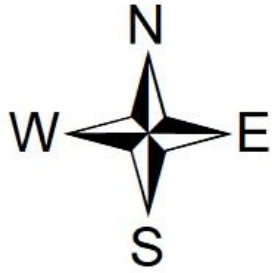


HISTORIC DISTRICT

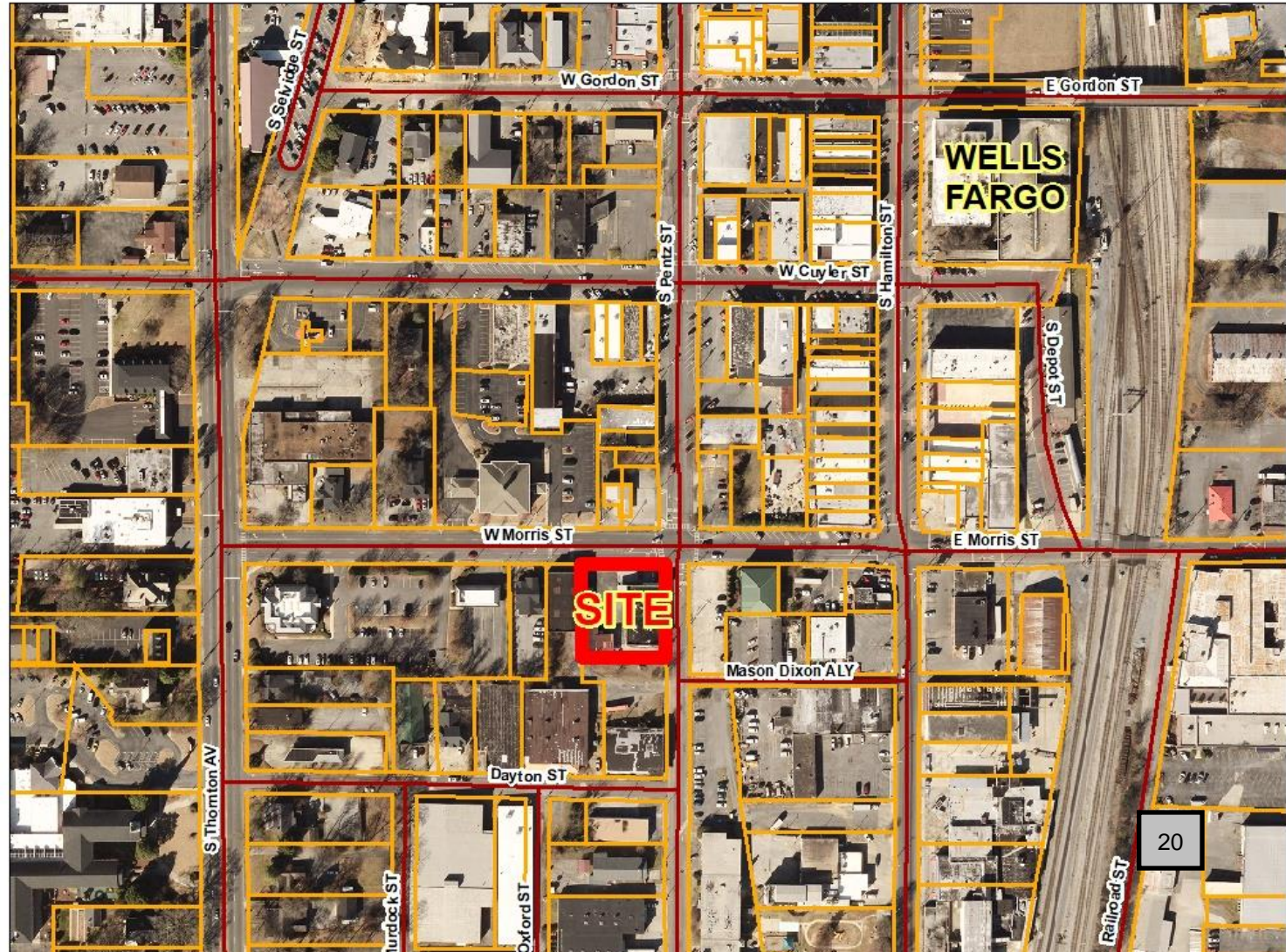


FEET
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Green Rezoning Request C-4, Transitional Commercial to C-3, Central Business District City of Dalton Jurisdiction

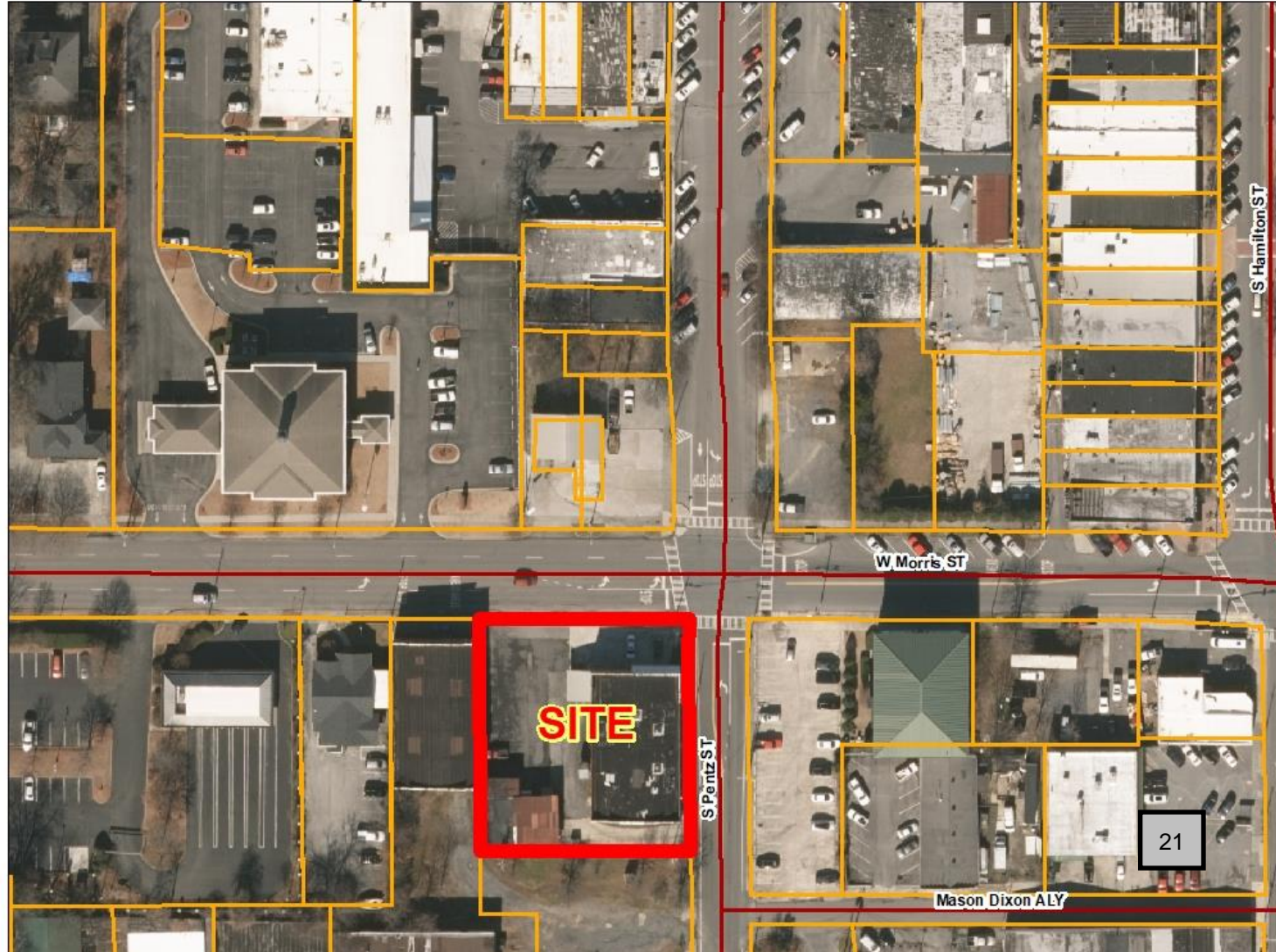
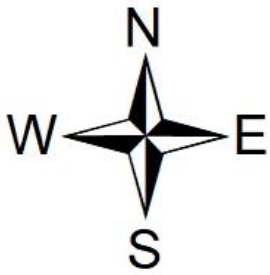


FEET
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**Green Rezoning Request
C-4, Transitional Commercial
to
C-3, Central Business District
City of Dalton Jurisdiction**





**FEET
100**

A solid black horizontal bar representing a scale of 100 feet.

Green Rezoning Request C-4, Transitional Commercial to C-3, Central Business District City of Dalton Jurisdiction



FUTURE DEVELOPMENT MAP

-  Downtown/Town Center
-  Town Neighborhood

FEET
200





CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 5/3/2019

Agenda Item: The request of **Charles** Acree to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.09 acres located at corner lot on E. Matilda Street and 8 N. Elm Street (Parcel 12-200-10-009) (Dalton)

Department: Planning and Zoning

Requested By: Ethan Calhoun

Reviewed/Approved by City Attorney? No

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

See attached staff analysis and presentation

CITY OF DALTON
ORDINANCE
Ordinance No. 19-11

An Ordinance Of The City Of Dalton To Rezone Certain Property Within The City Of Dalton From Heavy Manufacturing (M-2) To Limited Commercial (C-1A) Being A Tract Of Land Totaling 0.09 Acres Located At Corner Lot Of E. Matilda Street And 8 N. Elm Street (Parcel 12-200-10-009); To Provide An Effective Date; And For Other Purposes.

WHEREAS, Charles Acree (Owner) has filed an application with the City to rezone property described as 8 N. Elm Street (Parcel 12-200-10-009);

WHEREAS, the Property is currently zoned Heavy Manufacturing (M-2);

WHEREAS, the Owner is requesting the Property be rezoned to Limited Commercial (C-1A);

WHEREAS, the application for rezoning appears to be in proper form and made by all owners of the Property sought to be rezoned;

WHEREAS, the rezoning is in conformity with the City of Dalton Joint Comprehensive Plan;

WHEREAS, the Dalton-Whitfield Planning Commission considered the proposed rezoning of the Property at a duly noticed public hearing held on May 30, 2019 and subsequently forwarded its favorable recommendation to the Mayor and Council with the condition that the subject property be restricted to a single-family residence;

BE IT ORDAINED by the Mayor and Council of the City of Dalton in regular meeting assembled and by authority of the same it is hereby ordained as follows:

-1-

The recitals contained herein above are incorporated herein by reference and are adopted as findings and determinations of the Mayor and Council.

-2-

The Property located at 8 N. Elm Street identified as Parcel 12-200-10-009 is hereby rezoned from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) with the condition that the subject property be restricted to a single-family residence.

-3-

The Unified Zoning Map of the City of Dalton shall be amended to conform to and reflect the rezoning of the Property as approved herein. City Staff is authorized and directed to take all actions necessary to effectuate the rezoning of the Property as approved herein.

-4-

Should any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be unconstitutional, invalid or unlawful, such declaration shall not affect the validity of the remaining portions of the ordinance not so declared to be unconstitutional, invalid, or unlawful.

-5-

All resolutions and ordinances of the City of Dalton or parts thereof in conflict herewith are hereby repealed.

-6-

This Ordinance shall take effect and be in force from and after its adoption and publication in two public places within the City of Dalton for five (5) consecutive days, the public welfare of the City of Dalton requiring it.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Ordinance is adopted.

CITY OF DALTON, GEORGIA

MAYOR

Attest:

CITY CLERK

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of the ____ day of _____, 20__.

CITY CLERK
CITY OF DALTON

**DALTON-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720**

MEMORANDUM

TO: City of Dalton Mayor and Council
Kim Witherow
Jason Parker
Gandy Vaughn
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: May 30, 2019

SUBJECT: The request of Charles Acree to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.09 acres located at corner lot on E. Matilda Street and 8 N. Elm Street (Parcel 12-200-10-009) (Dalton). The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on May 20, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met.

The petition was represented by Charles Acree, the property owner and rezoning petitioner.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested C-1A rezoning but recommended consideration of an R-3 rezoning. There were no further questions for Mr. Calhoun from the Planning Commission.

Charles Acree affirmed that he wishes to construct a single-family dwelling on the subject property. When asked by Vice-Chairman DeLay if R-3 would satisfy his needs Mr. Acree stated that he believed that the setbacks in R-3 would create an issue. Some discussion between staff and the Planning Commission ended with the understanding that there would only be 15 feet of building width if the subject property were rezoned R-3 which would be difficult to construct within. Mr. Calhoun stated that C-1A would require less front setbacks than R-3 and would allow a single-family dwelling.

Recommendation:

Vice-Chairman DeLay sought a motion on the requested C-1A rezoning. **Some discussion occurred resulting in the understanding that conditions may be applied to a rezoning. Mr. Sanford then made a motion to recommend the C-1A rezoning under the condition that the subject property would be restricted to single-family residential use only. Ms. McClurg seconded the motion and a unanimous recommendation followed, 4-0.**

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Charles Acree is seeking to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land (parcel 12-200-10-009) containing a total of 0.09 acres. The tract is currently undeveloped. The rezoning request to C-1A is sought to serve the purpose of allowing the construction of a single-family detached dwelling on the subject property. We understand that residential use has already been well-established in this vicinity in both single and multi-family character.

The surrounding uses and zoning are as follows: 1) To the north, is a 0.17 acre lot zoned General Commercial (C-2) occupied by a commercial structure used for auto-repair; 2) to the east, is a 0.3 acre lot zoned R-7 containing an apartment building and another 0.49 acre undeveloped tract zoned (M-2); 3) to the south, is an undeveloped 0.36 acre lot zoned (M-2); and 4) to the west, is a .13 acre lot containing a non-conforming triplex dwelling zoned M-2. All in all, a review of the zoning map in color shows a convergence of four different zone districts within a few hundred feet of the subject property.

[The subject property is within the jurisdiction of the Dalton Mayor and Council]

<u>Administrative Matters</u>		<u>Yes</u>	<u>No</u>	<u>N/A</u>
A.	Is an administrative procedure, like a variance, available and preferable to a rezoning?	—	<u>X</u>	—
B.	Have all procedural requirements been met?	<u>X</u>	—	—
	1. Legal ad May 3, 2019 (16 days notice)			
	2. Property posted May 3, 2019 (Yes -- one sign on the lot frontage; 16 days notice.)			
C.	Has a plat been submitted showing a subdivision of land?	—	—	<u>X</u>
D.	The following special requirements have an impact on this request:			
	100-year flood plain (land is filled to the 100-year flood level)	—	<u>X</u>	—
	Site Plan (none required)	—	<u>X</u>	—
	Buffer Zones (none required)	—	<u>X</u>	—
	Soil Erosion/Sedimentation Plan	—	<u>X</u>	—
	Storm Water Requirements	—	<u>X</u>	—

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

Development in this vicinity has become a mix of uses ranging from single-family residential to heavy manufacturing. The subject property's size and location on a local street are not at all ideal for heavy manufacturing uses. Traveling north of the subject property on Elm Street one would note that single-family residential development has been established in this area for some time. Given the existing commercial and manufacturing uses near the subject property, however, residential development would be impacted by the noise and commercial traffic of nearby established businesses along Matilda and Elm Street. With that being said the requested (C-1A) zone, if granted, would allow the ability of the petitioner to construct a single-family detached dwelling on the subject property. The dual intent of the C-1A zone district is, of course, to create a transitional zone district between the commercial and residential zone districts in order to be developed for either low-intensity commercial uses or for residential use. One may refer to the Limited Commercial C-1A zone district as an office/residential zone district.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

Considering that the request is to rezone from a high intensity district to a much lower intensity district it is unlikely that there would be any negative impact on adjacent properties. It is also worth noting that the requested C-1A zone district is of a lesser intensity than the majority of zone districts adjacent to the subject property.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

As stated previously, the subject property's size, and location are not ideal for most any heavy manufacturing use. While (M-2) allows the highest intensity uses in this ordinance it does not permit any non-manufacturing uses. In Dalton's previous pyramid ordinance an (M-2) zone district would essentially allow all uses to be permitted within it which would explain the vast blend of existing land uses near the subject property. The proposed (C-1A) zone would allow the subject property to be utilized, rather than vacant, for a use that already exists consistently in this area.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

The effect of the requested (C-1A) zone would likely have a minimal effect on the surrounding properties. However, the addition of residential dwellings in this vicinity means the occupants of said dwellings will be within range of any noise and light transmission from nearby commercial and manufacturing facilities. The subject property's size, shape, and location are not ideal for most heavy manufacturing uses

and would likely remain vacant under its current M-2 zone district.

(E) Whether the proposed (C-1A) amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

As previously stated, the requested (C-1A) zone is a less intensive zone district that would only generate light commercial or residential traffic. There would be an expected increase in water and sewer demand, but the increase would not be considered a burden based on the extreme limited size of the subject property. The subject property should be large enough to accommodate the two required off-street parking spaces for the proposed single-family dwelling. It is important that the subject property create sufficient off-street parking on order to avoid on-street overflow parking on North Elm Street.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The Future Development Map designates this area east of North Elm Street as a Town Neighborhood Revitalization character area. The requested C-1A zone district would be in compliance with the comprehensive plan at this location based on the properties size and the use desired by the petitioner. Some of the recommended development patterns in this area are to accommodate a mix of housing types and sizes with redevelopment, including small-lot single family, allow for limited neighborhood commercial uses to serve local residents, promote single-family uses and prevent encroachment by commercial and industrial uses.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

If approved, the requested (C-1A) zone would not be considered a “spot zone” or an entering wedge given that the requested zone district shares both commercial and residential characteristics. It is also worth noting that rezoning from M-2 to C-1A would be a significant decrease in zoning intensity at this location. It is worth pointing out that the C-1A district does permit all types of multi-family uses as well as single-family and commercial use.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the

development of the subject property under any zoning designation.

The fact that the subject property has remained vacant is likely due to the fact that it is rather limited in buildable area. When this tract became a lot of record, in the past, the city's zoning ordinance would have permitted essentially any thinkable use on the subject property since it was Zoned M-2, and the M-2 district has no minimum lot size which explains the subject property's limited size. Since the adoption of the UZO in 2015, many properties like the subject property have been burdened with non-conformity and will thus require attention on a case by case basis moving forward.

CONCLUSION: The staff believe that an R-3 rezoning of the subject property would be a best fit for the subject property at this location for the following reasons:

- 1) Part of the reason is the understanding that the subject property is not ideal for most any heavy manufacturing use and will likely remain vacant under its current zoning.
- 2) The R-3 zone district is a great fit for the Comprehensive Plan's future development map at this location.
- 3) This planer believes that standard corner lot setbacks can be satisfied as part of the proposed new construction on the subject property without the need for a variance as well as the ability to provide the required off-street parking area.
- 4) The R-3 zone district would provide the opportunity to build a single-family dwelling on the subject property even though it is smaller than the minimum lot size required for R-3 since the subject property is an existing lot of record.

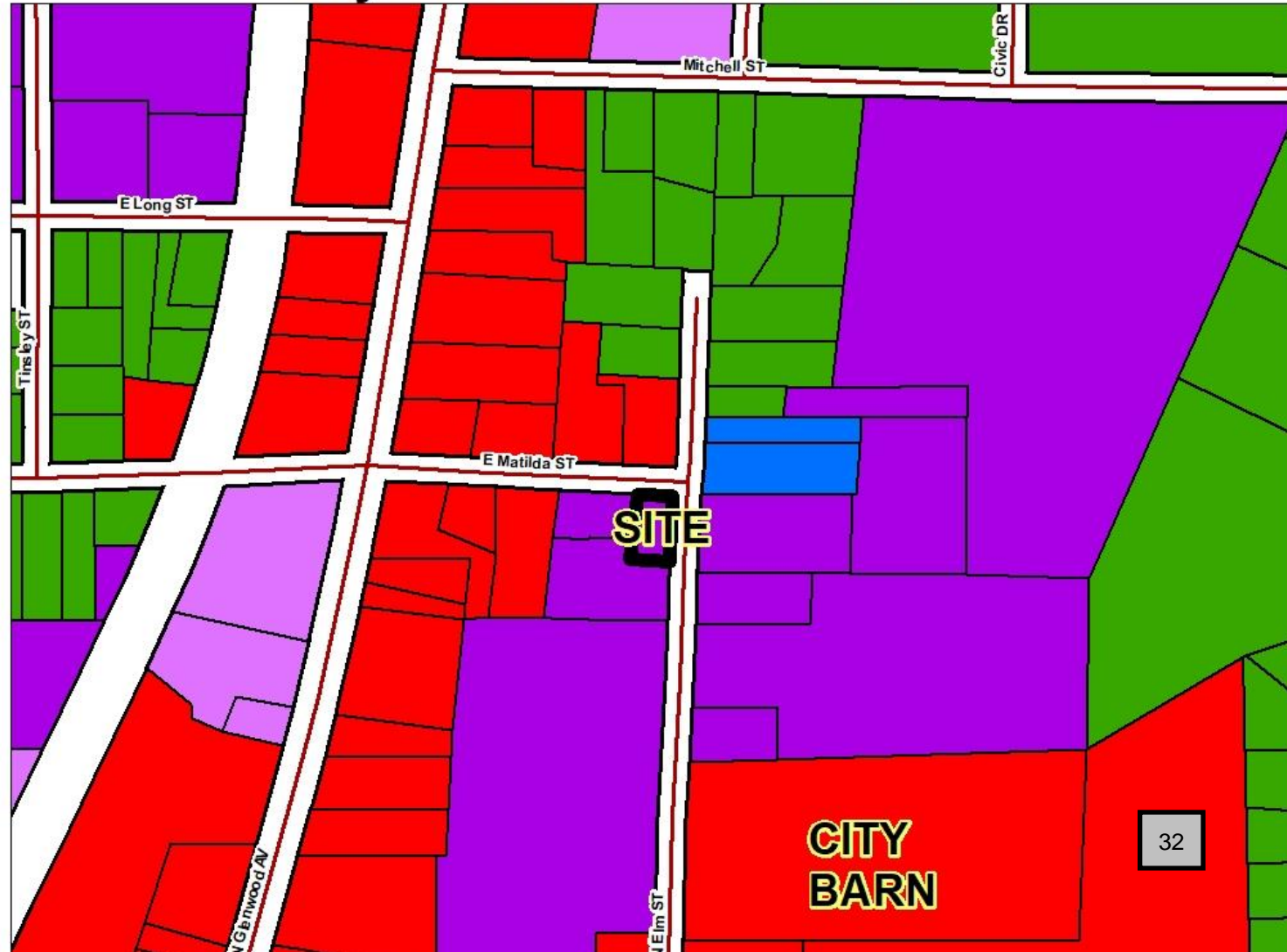
Acree Rezoning Request M-2, Heavy Manufacturing to C-1A, Limited Commercial City of Dalton Jurisdiction



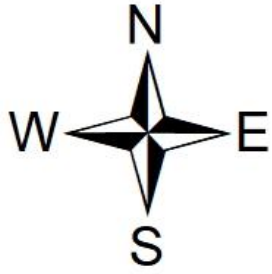
ZONING

-  Medium Density Single Family Residential (R-3)
-  High Density Residential (R-7)
-  General Commercial (C-2)
-  Light Manufacturing (M-1)
-  Heavy Manufacturing (M-2)

FEET
200



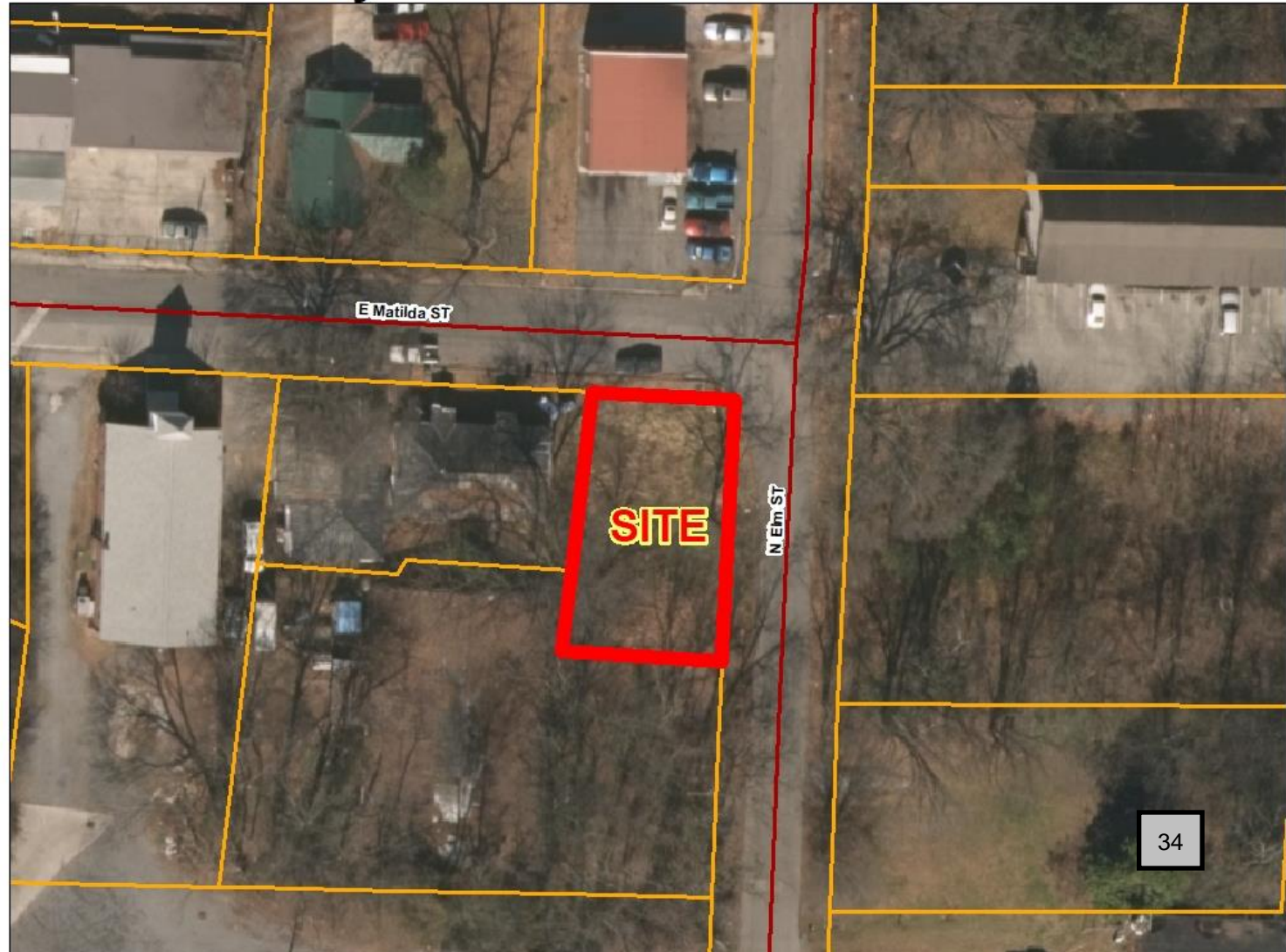
Acree Rezoning Request M-2, Heavy Manufacturing to C-1A, Limited Commercial City of Dalton Jurisdiction



FEET
200



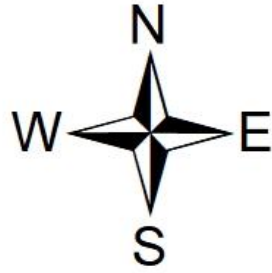
**Acree Rezoning Request
M-2, Heavy Manufacturing
to
C-1A, Limited Commercial
City of Dalton Jurisdiction**



**FEET
50**



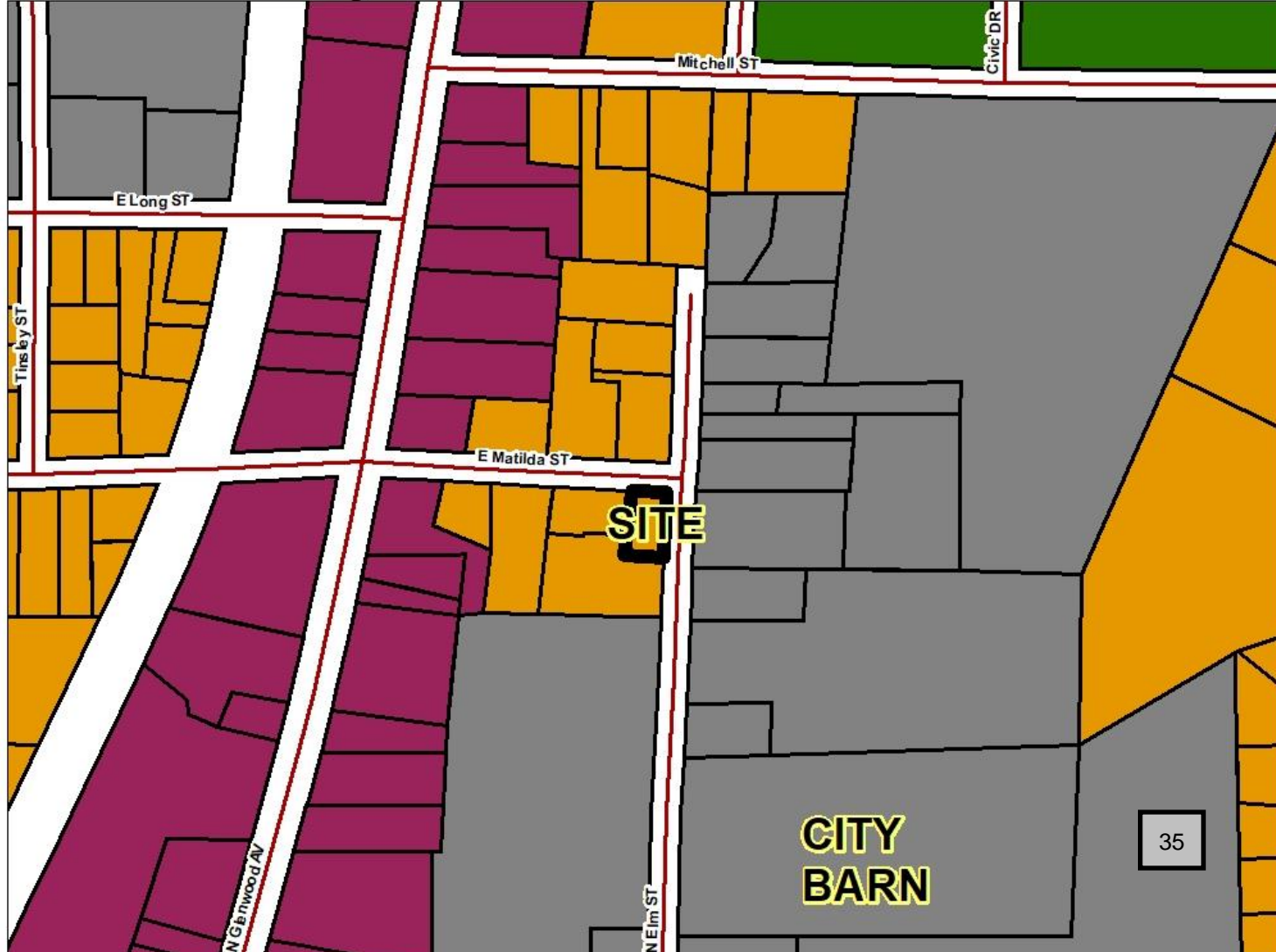
Acree Rezoning Request M-2, Heavy Manufacturing to C-1A, Limited Commercial City of Dalton Jurisdiction



FUTURE DEVELOPMENT MAP

-  Commercial
-  Industrial
-  Preserve
-  Town Neighborhood Revitalization

FEET
200





CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 6-3-19

Agenda Item: Encroachment Easement for Cuyler Street Property

Department: Administration

Requested By: Jason Parker

Reviewed/Approved by City Attorney? Yes

Cost: None

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

This easement grants an encroachment onto City right of way on Cuyler Street at the front of the future Carpentry Hotel. For more than 50 years, a small portion of the current structure has rested within the right of way, and this encroachment easement has been requested as part of the redevelopment project financing. This easement maintains the current pedestrian sidewalk width (6 feet), and prevents any further protrusion or encroachment onto the right of way. Photos are included in the packet.

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

ENCROACHMENT EASEMENT AGREEMENT

This Encroachment Easement Agreement (this “Agreement”) made this ____ day of _____, 2019, by and between the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantor, and **The Carpentry, LLC**, a Georgia limited liability company, Grantee.

WITNESSETH:

WHEREAS, the Grantee is the owner in fee of that certain lot of land described as follows:

All that tract or parcel of land lying and being in Land Lot No. 219 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for Kasey Scott Carpenter, Branch Banking and Trust Company and Chicago Title Insurance Company, by Christopher L. Lewis, Georgia Registered Land Surveyor No. 3063, dated September 6, 2017, and being more particularly described according to said survey as follows:

BEGINNING at a point at the intersection of the west right of way line of Pentz Street (80’ R/W) and the north right of way line of Cuyler Street (80’ R/W); thence south 89 degrees 26 minutes 31 seconds west, along the north right of way line of Cuyler Street, a distance of 183.50 feet to a nail; thence north 01 degrees 01 minutes 03 seconds east a distance of 120.0 feet to an iron pin; thence north 89 degrees 26 minutes 35 seconds east a distance of 183.02 feet to an iron pin in the west right of way line of Pentz Street; thence south 00 degrees 47 minutes 18 seconds west, along the west right of way line of Pentz Street, a distance of 120.00 feet to THE POINT OF BEGINNING.

(the “Grantee Land”); and

WHEREAS, said Grantor is the owner of certain property located within the City of Dalton, Georgia commonly known as Cuyler Street; and

WHEREAS, Grantee is the successor in title to the Grantee Land and certain improvements that have been constructed by the predecessor in title of Grantee Land and located on the Grantee Land for more than 50 years, and a portion of said improvements encroach into the right of way for Cuyler Street (the “Encroachments”); and

WHEREAS, Grantor has agreed to grant to Grantee an easement upon the terms herein described for the continued use of the Encroachments across the following described property:

All that tract or parcel of land lying and being in Land Lot No. 219 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for Kasey Scott Carpenter, Branch Banking and Trust Company and Chicago Title Insurance Company, by Christopher L. Lewis, Georgia Registered Land Surveyor No. 3063, dated September 6, 2017, and being more particularly described according to said survey as follows:

BEGINNING an iron pin located in the north existing right of way line of Cuyler Street (80' R/W), said point being located north 89 degrees 26 minutes 31 seconds west, as measured along the existing north right of way line of Cuyler Street, a distance of 122.04 feet from the point of intersection of said right of way line and the west right of way line of Pentz Street (80' R/W); thence north 89 degrees 26 minutes 31 seconds west, along the existing north right of way line of Cuyler Street, a distance of 53.78 feet; thence south 00 degrees 38 minutes 43 seconds west a distance of 7.31 feet; thence south 89 degrees 01 minutes 08 seconds east a distance of 53.78 feet; thence north 00 degrees 38 minutes 43 seconds east a distance of 7.70 feet to THE POINT OF BEGINNING.

(the "Easement Area");

NOW, THEREFORE, in consideration of the premises, and of One and No/100 Dollar (\$1.00) in hand paid by the Grantee to the Grantor, the parties hereby covenant and agree as follows.

1. The Grantor hereby grants unto the Grantee an easement over the Easement Area for the purpose of using and maintaining the Encroachments.
2. The Grantee's use of the Encroachment shall not further impede or restrict pedestrian travel within the Easement Area.
3. The parties hereby agree that should the Encroachments be substantially destroyed by fire, casualty, or other destruction, or should the Encroachments be removed from the Easement Area by Grantee, then in such events, all rights granted under this Agreement shall immediately terminate and become null and void.
4. The rights and obligations set forth herein shall inure to the benefit of and be binding on the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered
In the presence of:

GRANTOR:

City of Dalton, Georgia

Unofficial Witness

By: _____
Mayor

Notary Public
My commission expires:
[Notarial Seal]

Attest: _____
Clerk

[Seal]

Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public
My commission expires:
[Notarial Seal]

GRANTEE:

The Carpentry, LLC

By: _____ (Seal)
Kasey Scott Carpenter, Managing Member

[Seal]

Deed Doc: WD
Recorded 05/02/2019 03:05PM
Georgia Transfer Tax Paid : \$0.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06705 Pg 0664-0666

PTU1001138

[Space above this line for recording data.]

✓ Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 1st day of May, 2019, between **Kasey Scott Carpenter**, Grantor, and **The Carpentry, LLC**, a Georgia limited liability company, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

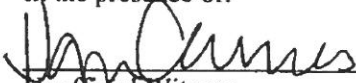
THE GRANTOR, for and in consideration of the sum of ten dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered
In the presence of:


Unofficial Witness


Notary Public


Kasey Scott Carpenter (Seal)

My commission expires: 5/10/19

[Notarial Seal]



EXHIBIT "A"

Tract No 1:

All that tract or parcel of land lying and being in Land Lot No. 219 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for Kasey Scott Carpenter, Branch Banking and Trust Company and Chicago Title Insurance Company, by Christopher L. Lewis, Georgia Registered Land Surveyor No. 3063, dated September 6, 2017, and being more particularly described according to said survey as follows:

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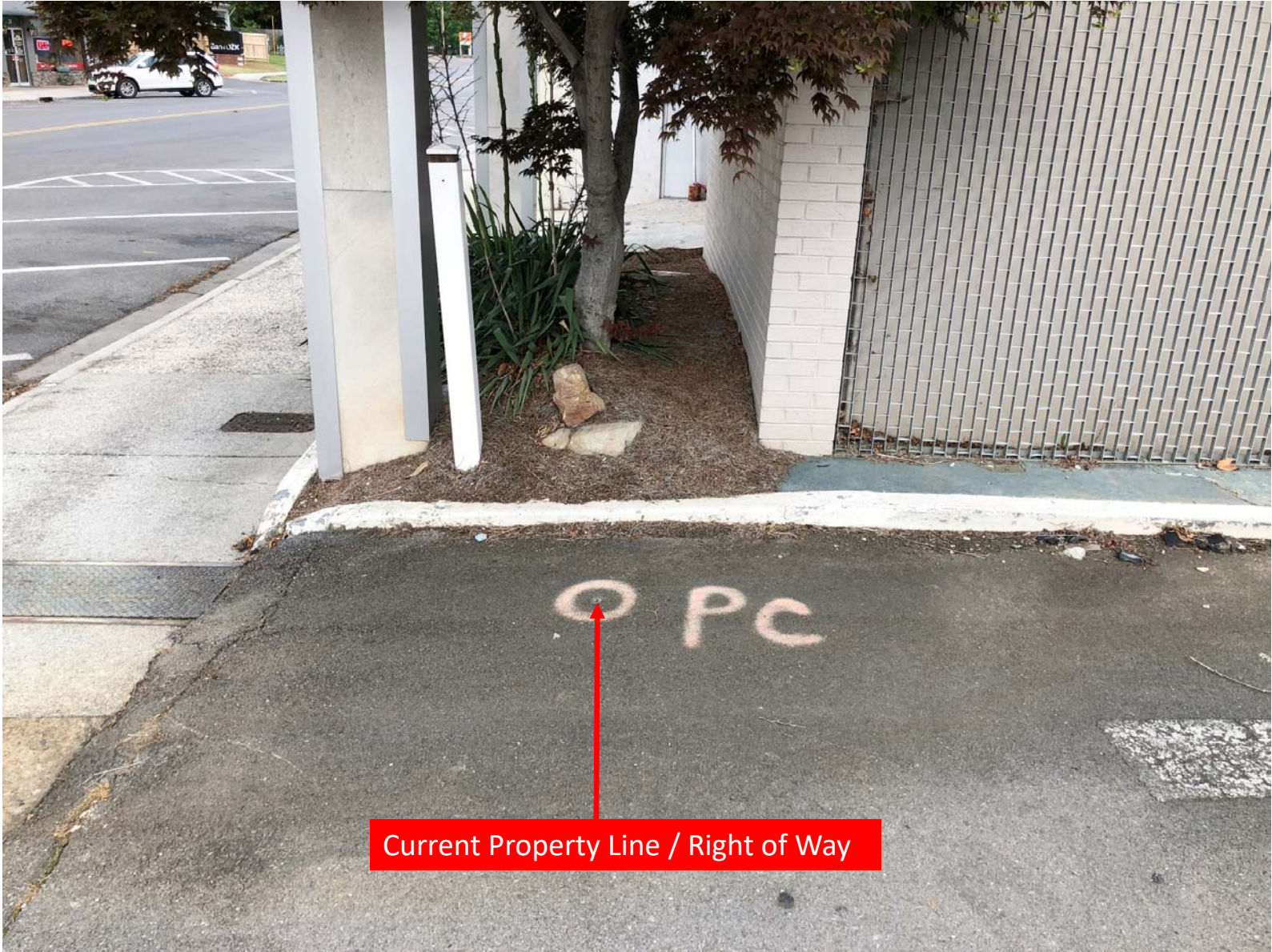
Tract No. 2

All that tract or parcel of land lying and being in Land Lot No. 219 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for Kasey Scott Carpenter, Branch Banking and Trust Company and Chicago Title Insurance Company, by Christopher L. Lewis, Georgia Registered Land Surveyor No. 3063, dated September 6, 2017, and being more particularly described according to said survey as follows:

BEGINNING an iron pin located in the west right of way line of Pentz Street (80' R/W), said point being located north 00 degrees 47 minutes 18 seconds east, as measured along the west right of way line of Pentz Street, a distance of 120.00 feet from the point of intersection of said right of way line and the north right of way line of Cuyler Street (80' R/W); thence north 89 degrees 26 minutes 35 seconds west a distance of 125.00 feet; thence north 00 degrees 47 minutes 18 seconds east a distance of 35.00 feet; thence south 89 degrees 26 minutes 35 seconds east a distance of 125.00 feet to a nail in the west right of way line of Pentz Street; thence south 00 degrees 47 minutes 18 seconds west, along the west right of way line of Pentz Street, a distance of 35.00 feet to THE POINT OF BEGINNING.

For prior title, see Deed Book 6577 Page 188, Whitfield County, Georgia Land Records.







CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting
Meeting Date: 6-3-19
Agenda Item: Dalton Utilities Partial Abandonment of Easement
Department: Dalton Utilities
Requested By: Mark Buckner
Reviewed/Approved by City Attorney? Yes
Cost: N/A
Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

DU is requesting approval of partial abandonment of a section of sewer easement which passes under an awning at a business on East Walnut Avenue near ML King Jr. Blvd intersection, and located in the unincorporated County. DU will maintain ingress and egress for maintenance and repairs.

After recording return to:
Daniel T. Strain, Jr.
411 W. Crawford Street
Dalton, GA 30720
706-278-4499

PARTIAL ABANDONMENT OF EASEMENT

IN RE: City of Dalton Sewer Easement at Deed Book 3355, Pages 114-115 and property of PVK Holdings, LLC at Deed Book 5591, Page 310, Whitfield County Clerk's Records.

WHEREAS, the City of Dalton was conveyed a 20 feet in width Sewer Easement at Deed Book 3355, Page 114 a copy of which is attached as Exhibit "A" hereto and the property upon which said easement is located is now the property of PVK Holdings, LLC as shown by Warranty Deed at Deed Book 5591, Page 310; and

WHEREAS, the actual location of the sewer line, in relation to the building located on the property, is beneath that concrete pavement cut and patch shown as the hatched area on Exhibit "B" attached hereto. The sewer line is located beneath the canopy or awning shown on the attached Exhibit "B" and there is no structural component (**wall**) of the building located on the property situated over the sewer line.

THEREFORE, in consideration of the premises, and other good and valuable consideration, the City of Dalton hereby abandons that portion of the above referenced easement area which is located beneath the structural components (**walls**) of the building located on the property. Except as stated above, the said easement remains in full force and effect as to the remainder of the easement area located outside the main building structure.

The result of this instrument is to release any portion of said 20 feet in width sewer easement which lies beneath the footprint of the main building structure as defined by the outside walls of the building located on the property. The remainder of the 20 feet in width easement, including that portion of same which is beneath the canopy or awning extending from the main building structure, remains in full force and effect.

It is mutually understood that no permanent structures shall be constructed over the remaining sewer easement such that City of Dalton would maintain ingress and egress rights to perform maintenance, operation, repair and removal of subject sewer line in perpetuity. The Grantee's use of the Encroachment shall not further impede or restrict Grantor's use of the sewer easement area. In the event that the Encroachments are substantially destroyed by fire, casualty, or other destruction, or should the Encroachments be removed from the sewer easement area by Grantee, then in such events, Grantee may replace the Encroachment in a substantially similar form and at the exact location of the existing structure.

This _____ day of _____, 2019.

City of Dalton

By: _____
Mayor

Attest: _____
Clerk:

Signed Sealed and delivered this _____
day of _____, 2019.

Witness

Notary Public

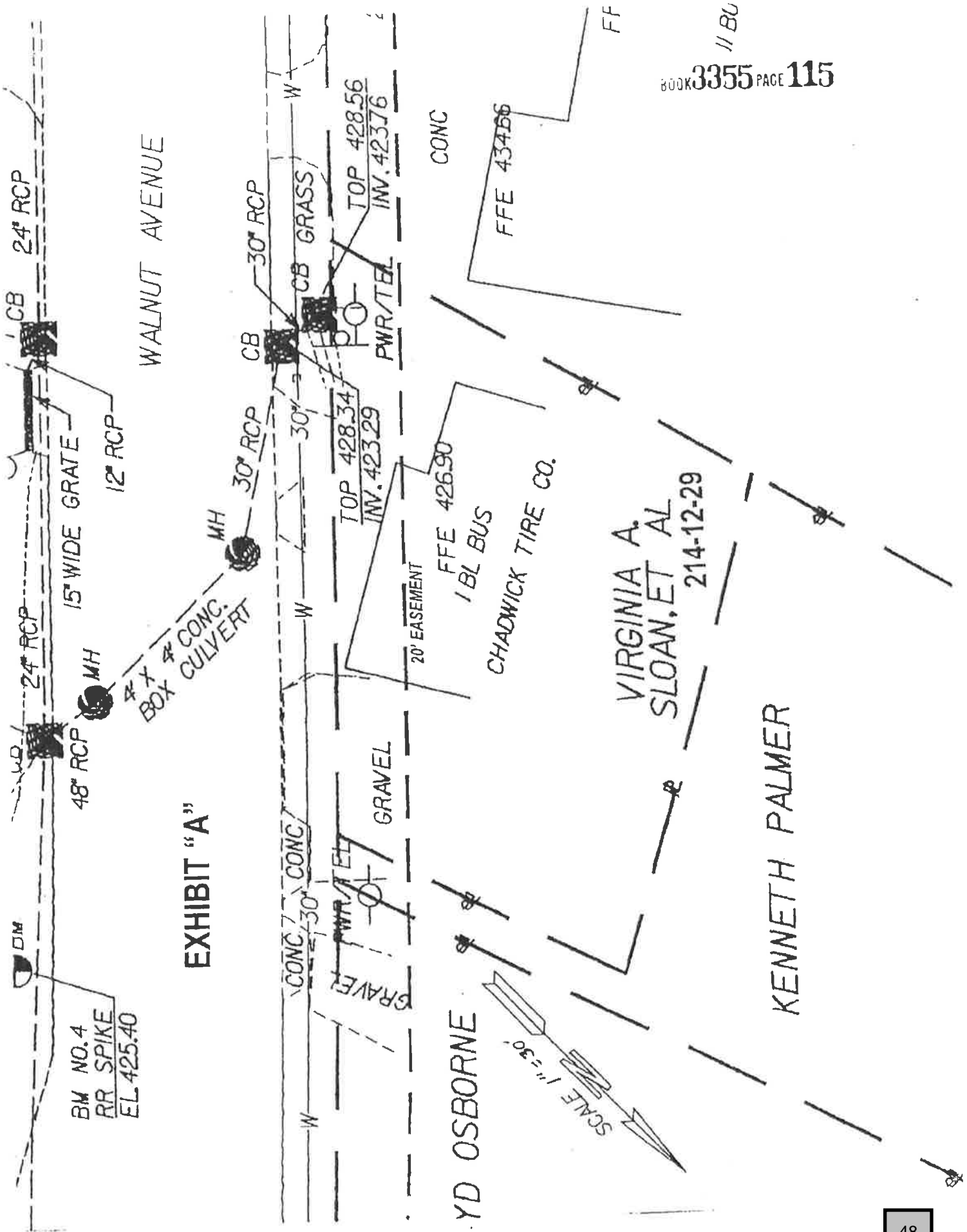


EXHIBIT "A"

EXHIBIT "A"

BM NO. 4
RR SPIKE
EL 425.40

MH
4' X 4' CONC.
BOX CULVERT

15' WIDE GRATE

WALNUT AVENUE

GRAVEL
PWR/TEL

TOP 428.34
INV. 423.29

TOP 428.56
INV. 423.76

20' EASEMENT

YD OSBORNE

FFE 426.90
1 BL BUS
CHADWICK TIRE CO.

VIRGINIA A.
SLOAN, ET AL
214-12-29

KENNETH PALMER

SCALE 1" = 30'

CONC

FFE 434.66

FF





CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 06/03/2019

Agenda Item: Change Order 1 - Additional Tree Clearing - Botany Woods Drive Slope Reconstruction Project

Department: Public Works

Requested By: Andrew Parker

Reviewed/Approved by City Attorney? Yes

Cost: \$5,500.00 (lump sum)

Funding Source if Not in Budget Special Project Account

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Contractor (Northwest Georgia Paving, Inc.) and the City of Dalton mutually agree to add supplemental work (i.e. additional clearing and removal of eight (8) trees) to the Botany Woods Drive Emergency Slope Reconstruction project at the lump sum price of \$5,500.

An additional eight (8) trees just outside of the designated clearing limits were requested to be removed as a condition of the Grantor executing the temporary construction easement.

The Finance Department has created a charge account (#144800-165010-17048) to fund this project.



CONTRACT CHANGE ORDER

CHANGE ORDER NO.: 001

CONTRACT: Botany Woods Drive
Emergency Slope Reconstruction Project

CONTRACTOR: Northwest Georgia Paving, Inc.

Contractor (Northwest Georgia Paving, Inc.) and the City of Dalton mutually agree to add supplemental work (i.e. additional clearing and removal of eight (8) trees) to the above referenced project at the lump sum price of \$5,500.

An additional eight (8) trees just outside of the designated clearing limits were requested to be cleared as a condition of the Grantor executing the temporary construction easement.

The contract increase for the addition of this work is \$5,500.

No additional contract completion time was requested by contractor as part of this Change Order.

Contract Completion Date: July 31, 2019
Substantial Completion Required by: July 14, 2019

BY:

Megan Elliott
Project Engineer

Agreed to by:

Contractor Representative & Title (Print): _____

Contractor Representative Signature: _____

Date: _____





CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 6/3/19

Agenda Item: Budget Amendment #3

Department: Finance

Requested By: Various Departments

**Reviewed/Approved
by City Attorney?** No

Cost: \$0

**Funding Source if Not
in Budget**

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

Budget Amendment #3 as requested by various departments.

**2019 Budget Amendment
Budget Amendment #3**

GENERAL FUND

	Increase (Decrease)	
Revenues & Transfers-In		
Donations - Restricted	\$ 3,500	(1)
Insurance reimbursement	52,725	(2)
Transfer in - transfer fee DU	198,000	(3)
Sale of capital assets	3,300	(4)
	<u>\$ 257,525</u>	
Expenditures & Transfers-out		
Equipment repairs - Fire Dept.	\$ 3,500	(1)
Apparatus repairs - Fire Dept.	52,725	(2)
Infrastructure - Botany Woods	383,570	(5)
Transfer out - capital acquisition fund	(182,270)	(6)
	<u>\$ 257,525</u>	
Net Increase (Decrease) Budgeted Fund Balance	<u><u>\$ -</u></u>	

- (1) Wal-Mart donation #2 and #3 earmarked for equipment repairs
- (2) Insurance reimbursement for damage to 2013 Sutphen aerial apparatus
- (3) DU's 5% transfer fee calculation per auditors Agreed-Upon Procedure Report
- (4) Various sales of capital assets in excess of budget as of 5/30/19
- (5) Actual cost in excess of estimated cost for Botany Woods Drive slope failure stabilization
- (6) Reduce capital acquisition amount in BA #2 to balance budget

CAPITAL ACQUISITION FUND

	Increase (Decrease)	
Revenues & Transfers-In		
Transfer In - General Fund	(182,270)	(6)
	<u>\$ (182,270)</u>	
Expenditures & Transfers-out		
Capital outlay	(182,270)	(6)
	<u>\$ (182,270)</u>	
Net Increase (Decrease) Budgeted Fund Balance	<u><u>\$ -</u></u>	

Walmart
 702 S.W. 8th Street
 Bentonville, AR 72716

DALTON FIRE DEPARTMENT
 WALMART# 669
 404 SCHOOL STREET
 DALTON GA 30720



IN PAYMENT
 OF INVOICES TO



* INCLUDES
 ADDO
 BUYER CLUB
 BUYER OUTLET STORES
 OMAHA

NORTH ARKANSAS WHOLESALE CO., INC.
 DANVER LAKE AMATION, INC.
 PHILLIPS CONTRACTS, INC.
 WALMART PHARMACY OF ARKANSAS, P.C.
 WALMART FUERTO RICO, INC.

CHECK DATE: 05-13-19
 CHECK NUMBER: 0140997

DATE	INVOICE NUMBER	STORE NUMBER	DOCUMENT NUMBER	TYPE CODE	GROSS AMOUNT	DISCOUNT/ALLOWANCES	NET AMOUNT
05 09 19	55349463	05-09000	83432464		1000.00	0.00	1000.00

VENDOR: /9999999975 DALTON FIRE DEPARTMENT 1000.00 0.00 1000.00

* VENDOR: Deduction codes are described on the reverse side of this statement

DETACH AT PERFORATION

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW



702 S.W 8th St. BENTONVILLE, AR 72716



WELLS FARGO BANK, N.A. 66-156
 CHARLOTTE, NC 28288-0013 531

Vendor Number 9999999975	Check Date 05-13-19	Check Number 0140997
-----------------------------	------------------------	-------------------------

NON-NEGOTIABLE AFTER 180 DAYS
 0140997

PAY
 ONE THOUSAND DOLLARS AND NO CENTS

DOLLARS	CENTS
*****1,000.00	
NET AMOUNT OF CHECK	

TO THE DALTON FIRE DEPARTMENT
 ORDER WALMART# 669
 OF 404 SCHOOL STREET
 DALTON GA 30720

WALMART, INC.

M. Brett Biggs

Executive Vice President and Treasurer

⑈0140997⑈ ⑈053101561⑈ 2079900136854⑈

001170000362002945805510AP_US_2_2019051204099971003

Cindy Jackson

From: Todd Pangle
Sent: Friday, May 17, 2019 9:31 AM
To: Cindy Jackson
Cc: Melissa C. Russell; Mike Russell
Subject: Walmart Grant #2
Attachments: Walmart Grant #2.pdf

Cindy,

Attached is a copy of proceeds we received from another Walmart grant that we received dated 5-13-19. I am requesting the funds be placed into the account below. Any questions or issues let me know.

141400 000400 Equipment Maintenance and Repair \$1,000.00

**Thank You,
Chief Todd Pangle
Dalton Fire Department
404 School St.
Dalton, GA 30720
Phone: 706-278-7363 x222
Fax: 706-272-7107**

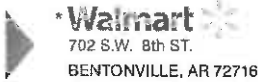
** Please note: The City of Dalton has adopted a new domain and my email address has changed. My primary address is tpangle@daltonga.gov. I can still be reached at tpangle@cityofdaltong-ga.gov, however all outgoing email will use the new domain

Walmart
 702 S.W. 8th Street
 Bentonville, AR 72716

DALTON FIRE DEPARTMENT
 WALMART# 4528
 404 SCHOOL STREET
 DALTON GA 30720



IN PAYMENT
 OF INVOICES TO



* INCLUDES
 AIDCO
 SAM'S CLUB
 BUD'S OUTLET STORES
 GMA*USA

NORTH ARKANSAS WHOLESALE CO., INC.
 BEAVER LAKE AVIATION, INC.
 PHILLIPS COMPANIES, INC.
 WAL-MART PHARMACY OF MICHIGAN, INC.
 WAL-MART PUERTO RICO, INC.

CHECK DATE: 05-21-19
 CHECK NUMBER: 0151892

DATE	INVOICE NUMBER	STORE NUMBER	DOCUMENT NUMBER	TYPE CODE*	GROSS AMOUNT	DISCOUNT/ALLOWANCES	NET AMOUNT
05 17 19	55458099	05-09000	83616297		2500.00	0.00	2500.00

VENDOR: /9999999975 DALTON FIRE DEPARTMENT 2500.00 0.00 2500.00

* VENDOR: Deduction codes are described on the reverse side of this statement

↓ DETACH AT PERFORATION ↓

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW



702 S.W 8th St. BENTONVILLE, AR 72716

WELLS FARGO BANK, N.A. 66-156
 CHARLOTTE, NC 28288-0013 531

NON-NEGOTIABLE AFTER 180 DAYS
0151892

Vendor Number 9999999975	Check Date 05-21-19	Check Number 0151892
-----------------------------	------------------------	-------------------------

PAY
 TWO THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS

DOLLARS	CENTS
*****2,500.00	
NET AMOUNT OF CHECK	

TO THE ORDER OF DALTON FIRE DEPARTMENT
 WALMART# 4528
 404 SCHOOL STREET
 DALTON GA 30720

WALMART, INC.

M. Brett Biggs



Executive Vice President and Treas

⑈0151892⑈ ⑆053101561⑆ 2079900136854⑈

Todd Pangle

To: Cindy Jackson
Subject: Walmart Grant #3
Attachments: Walmart Grant #3.pdf

Cindy,

Attached is a copy of proceeds we received from another Walmart grant that we received dated 5-21-19. I am requesting the funds be placed into the account below. Any questions or issues let me know.

141400 000400	Equipment Maintenance and Repair	\$2,500.00
----------------------	---	-------------------

Thank You,
Chief Todd Pangle
Dalton Fire Department
404 School St.
Dalton, GA 30720
Phone: 706-278-7363 x222
Fax: 706-272-7107

** Please note: The City of Dalton has adopted a new domain and my email address has changed. My primary address is tpangle@daltonga.gov. I can still be reached at tpangle@cityofdaltong-ga.gov, however all outgoing email will use the new domain

American Zurich Insurance Company
American Claims Management
PO Box 9060
Carlsbad, CA 92018
For Questions Please Call (888)-799-2919

90-3582
1222
US Bank
4747 Executive Drive
San Diego, CA 92121

CHECK NO. 1033

DATE
05/15/2019

\$*****52,722.57

Pay Fifty Two Thousand Seven Hundred Twenty Two Dollars And 57/100
TO THE ORDER OF

Dalton Fire Department
404 School St
Dalton, GA 30720

TWO SIGNATURES REQUIRED ON AMOUNTS OVER \$10,000.00

⑈0000001033⑈ ⑆12223582⑆ 157518441926⑈

Payee: Dalton Fire Department

Check Number: 1033

IRS/SSN: XX-XXX

Check Date: 05/15/2019

Claim Number	Claimant Name	Loss Date	Payment Transaction	From	Through	Invoice Received	Invoice #	Amount
136000360		04/18/2019	Garage Keepers - Collision	05/13/2019	05/13/2019			52,722.57

Comments: Payment for Property Damage

#100001-383000



Todd Pangle

From: Todd Pangle
Sent: Monday, May 20, 2019 3:52 PM
To: Cindy Jackson
Cc: Chief Ricky Busby; B/C Mike Russell; Melissa Russell (mcrussell@cityofdalton-ga.gov)
Subject: Insurance Check
Attachments: Tw1 Insurance Check 5.20.19.pdf

Cindy,

Attached is a copy of the insurance check that we received for the repairs to our 2013 Sutphen Aerial Apparatus that was damaged while at Dalton Truck on 4/18/19. I am requesting the funds be placed into the account below. Any questions or issues let me know.

141400 000830 Apparatus Maintenance and Repair \$52,722.57

**Thank You,
Chief Todd Pangle
Dalton Fire Department
404 School St.
Dalton, GA 30720
Phone: 706-278-7363 x222
Fax: 706-272-7107**

**** Please note: The City of Dalton has adopted a new domain and my email address has changed. My primary address is tpangle@daltonga.gov. I can still be reached at tpangle@cityofdalton-ga.gov, however all outgoing email will use the new domain**

Exhibit A
Per 2017 Ordinance

REQUIRED TRANSFER TO THE CITY OF DALTON, GEORGIA
FOR THE YEAR ENDED DECEMBER 31, 2018
(In Thousands)

Gross Revenues (all Utility sectors)	
Operating revenues	\$ 213,990
Interest income	3,035
Interest in zero coupon bonds (accretion)	363
Miscellaneous income	579
Total gross revenues	217,967
Percent from ordinance	5%
Required payment to the City of Dalton, Georgia if 1.20 Debt Service requirement is met	\$ 10,898
Net Revenues (all Utility sectors)	
Gross Revenues	\$ 217,967
Less: Operating Expenses	(168,123)
Plus: Depreciation	24,173
Plus: Amortization Nuclear Fuel	4,883
Total Net Revenues	\$ 78,900
DEBT SERVICE REQUIREMENT CALCULATION (all Utility sectors)	
Maximum Annual Debt Service Requirement	\$ 6,000
Coverage from Ordinance	1.20
Debt Service Threshold to meet	\$ 7,200

CONCLUSION

Net Revenues of \$78,900 are greater than 1.20 times Maximum Annual Debt Service (\$7,200); hence, the full amount of \$10,898 is due to the City of Dalton, Georgia.

Transfer Fee

0.00

10,898,000.00

10,700,000.00

198,000.00

**Botany Woods Drive Slope Failure Stabilization Project
Budget for Investigation, Plan Development, and Repair**

Slope Failure Investigation and Analysis		
Item #	Vendor	Description
1	Geo Hydro Engineers	Site review, three (3) soil test borings, standard penetration testing, soil classification, geotechnical engineering report
		Amount \$ 4,350.00
2	Lowery and Associates	Full topographical survey of site; staking of easement/construction limits
		Amount \$ 5,060.00
3	Structural Engineering Solutions, LLC	Onsite review and coordination with geotechnical engineer to study retaining wall feasibility
		Amount \$ 1,050.00
	Subtotal	\$ 10,460.00

Plan Development and Easement Coordination		
Item #	Vendor	Description
4	Southeastern Engineering, Inc.	Civil/drainage design, plan development, quantity takeoff, and environmental permitting
		Amount \$ 12,500.00
5	Geo Hydro Engineers	Additional coordination with civil designer, onsite meeting with Structural Engineer, review of civil plan set, preparation of geotechnical construction details
		Amount \$ 1,000.00
6	Mitchell and Mitchell - Gandhi Vaughn	Easement drafting and coordination
		Amount \$ 900.00
	Subtotal	\$ 14,400.00

Slope Stabilization Project, Mitigation, and Testing		
Item #	Vendor	Description
7	Northwest Georgia Paving, Inc.	Low Bid Award approved by M/C on 5/20/2019 (Includes \$9,800 payment bond required by city attorney)
		Amount \$ 597,091.75
8	Stream mitigation credits	Required by US Army Corps of Engineers - 1,249 credits @ \$22 per credit
		Amount \$ 27,478.00
9	Landscaping	Landscaping required per landscape plan approved by easement grantor
		Amount \$ 30,500.00
10	Geo Hydro Engineers	Geotechnical testing and onsite inspection
		Amount \$ 17,500.00
	Subtotal	\$ 672,569.75

Cost Estimate Grand Total	\$ 697,429.75
----------------------------------	----------------------

*Estimate BA # 2
\$ 319,360
Costs 702,930
\$ 383,570
BA # 3*

*m/m Pete Purvis \$ 5,500.00
\$ 702,929.75
Cut (8) trees on Personal Property*

Cindy Jackson

From: Andrew Parker
Sent: Wednesday, May 29, 2019 3:29 PM
To: Dennis Mock; Denise Wood; Gary Crews; Tyree Goodlett; Annalee Harlan
Cc: Benny Dunn; Megan Elliott; Jason Parker; Gandi Vaughn (gvaughn@mmfirmllaw.com); Cindy Jackson
Subject: Request from Purvis' Family (Easement Grantor on Botany Woods Drive)
Importance: High

Mayor and Councilmembers,

We've received a **time-sensitive** request from the easement grantors (Pete and Melva Purvis) on the Botany Woods Drive project.

During review of the plans, the Purvis' made a request for the City to cut approximately seven (7) additional trees on their property (but outside of the easement area). We were non-committal regarding this additional work, because at the time, they were very apprehensive about signing off on the easement and even retained Sparky Kelehear to represent them regarding this matter. Ultimately, after preparing a landscaping plan and committing to revegetate the slope, they signed off on the easement avoiding a potential condemnation situation.

However, the request for the ~~seven (7)~~ ^{(8) trees} additional trees to be removed did not make it into the easement document, and now they are requesting the work be performed.

Northwest Georgia Paving has proposed to remove the additional trees for \$5,500, but that's contingent upon being able to perform the work by lunch tomorrow. They have a clearing subcontractor working on the project, and they will be finished with all of their clearing operations by tomorrow around lunch and will be demobilizing which is why this is a time sensitive request.

It would be very difficult (and significantly more costly) to remove these trees once the slope is reconstructed. We don't want to perform this work with an internal public works crew due to liability.

After discussing with Jason, we felt it was necessary to poll the Mayor and Council as to whether or not the City should authorize this change order to complete the removal of the seven (7) additional trees per the homeowner's request. If so, Gandi will modify the terms of the easement to include this work while including indemnification for the City.

Please advise if you support or do not support proceeding with the additional \$5,500 change order.

Thanks,

P. Andrew Parker, P.E.
Assistant Public Works Director
Public Works Department | City of Dalton
PO Box 1205 | 535 Elm Street
Dalton, GA 30722
Office: (706) 278-7077
FAX: (706) 278-1847

****My email address has recently changed to: aparker@daltonga.gov. Please update my email address in your contacts.****



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 06-03-2019

Agenda Item: Resolution 19-05 - Requesting Sales Tax Information from GA DOR

Department: City Clerk

Requested By: Gesse Cabrera

Reviewed/Approved by City Attorney? Yes

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Resolution requesting sales tax information from the Georgia Department of Revenue - Naming a Designated Officer for all related purposes.

**CITY OF DALTON
RESOLUTION
Resolution No. 19-05**

**RESOLUTION REQUESTING SALES TAX INFORMATION
FROM THE GEORGIA DEPARTMENT OF REVENUE
PURSUANT TO O.C.G.A. § 48-2-15(d.1) AND
NAMING A DESIGNATED OFFICER FOR ALL RELATED PURPOSES**

WHEREAS, Georgia Code O.C.G.A. § 48-2-15, as amended in 2018, authorizes the Commissioner of the Georgia Department of Revenue (hereinafter the “DOR Commissioner”) to provide certain confidential sales tax information to the “designated finance officer or taxing official” of local governments; and

WHEREAS, more specifically, O.C.G.A. § 48-2-15(d.1) authorizes the DOR Commissioner to provide to a local government’s designated officer, upon request, certain information relating to vendors that have submitted sales tax reports within the period of time set forth in that request; and

WHEREAS, O.C.G.A. § 48-2-15(d.1) further allows the local government’s designated officer to request that the DOR Commissioner validate, from time to time, the political subdivision to which sales taxes are being remitted by taxpayers with a business location within that local government’s boundaries; and

WHEREAS, the City of Dalton desires to obtain the sales tax information described in the above Georgia Code Section;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dalton, as follows:

1. The Mayor and Council hereby designates the following finance officer or tax official as the City of Dalton’s Designated Officer for all purposes described in O.C.G.A. § 48-2-15(d.1):

Cindy Jackson
Chief Financial Officer
City of Dalton
City Hall
300 West Waugh Street
Dalton, GA 30720
706-278-6006
cjackson@cityofdaltonga.gov

2. The Mayor and Council hereby requests that the DOR Commissioner (or his/her designee) furnish to the above-named Designated Officer all vendor sales tax

information described in O.C.G.A. § 48-2-15(d.1)(1) for the City of Dalton for the time period commencing on 07/01/2018 and ending on 06/30/2019.

3. In accordance with O.C.G.A. § 48-2-15(d.1)(2)(B) and following receipt of the information described in Paragraph 2, above, the Designated Officer is hereby authorized to request validation by the DOR Commissioner of the political subdivision to which one or more vendors/taxpayers with a business location in the City of Dalton have remitted sales taxes for the designated period, with such validation request to contain the business name and location address of each such vendor/taxpayer and such other information as may assist the DOR Commissioner in responding to such validation request;
4. The Designated Officer shall use such information only in the discharge of his/her duties and shall maintain the confidentiality of such information as required by O.C.G.A. § 48-2-15(d.1); and
5. The Mayor and Council shall comply with all confidentiality requirements of O.C.G.A. § 48-2-15(d.1), including, but not limited to, the requirements that 1) such information may only be discussed by members of the City Council in executive session and 2) members of the City Council shall recuse themselves from such executive session discussions in the event of a conflict of interest as described in the above Georgia Code Section.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its approval by the Mayor and Council of the City of Dalton, and the official named above shall remain the City of Dalton's Designated Officer for all purposes under O.C.G.A. § 48-2-15(d.1) until further action of the Mayor and Council.

BE IT FURTHER RESOLVED, that the City Clerk of the City of Dalton is hereby directed to provide a certified copy of this Resolution to the Georgia Department of Revenue via email (public.disclosure@dor.ga.gov) or to otherwise transmit a copy of this Resolution as may directed by the Georgia Department of Revenue.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Resolution received its first reading on _____. A motion for passage of the Resolution was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Resolution is adopted.

Attest:

CITY OF DALTON, GEORGIA

CITY CLERK

MAYOR



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting
Meeting Date: 6/3/19
Agenda Item: Resolution for 5 Year ConPlan and Annual Action Plan
Department: Finance
Requested By: CDBG Program
Reviewed/Approved by City Attorney? No
Cost: \$0

Funding Source if Not in Budget

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Resolution to approve the 5 Year ConPlan and Annual Action Plan as presented to mayor and council at the 5/6/19 meeting.

RESOLUTION 19-06

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALTON, GEORGIA, AUTHORIZING THE ADOPTION AND APPROVAL OF THE FIVE YEAR CONSOLIDATED PLAN 2019 – 2023 AND THE FISCAL YEAR 2019 - 2020 ANNUAL ACTION PLAN UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the City of Dalton has been designated as an “Entitlement Community” and therefore receives direct annual funding from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant Program; and

WHEREAS, HUD requires entitlement Communities to produce and approve a Five Year Consolidated Plan that identifies the community’s affordable housing, community development and economic development needs, and outlines a comprehensive and coordinated strategy for addressing them; and

WHEREAS, HUD requires entitlement Communities to prepare and approve an Annual Action Plan for each of the five years under the Consolidated Plan in order to establish activities associated with the priorities designated under the Consolidated Plan; and

WHEREAS, the Draft Five Year Consolidated Plan 2019 -2023 (Annual Action Plan 2019 - 2020 contained within) has been published for the HUD required 30 day citizen participation, review and comment period;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Dalton, Georgia that the Five Year Consolidated Plan 2019 – 2023 and the Annual Action Plan Fiscal Year 2019 – 2020 contained within the Consolidated Plan be adopted and forwarded to HUD and that approval of the Draft includes responses to citizen comments and any HUD required directives; and that this Resolution shall be effective upon adoption.

NOW, THEREFORE, this Resolution was unanimously adopted by the City of Dalton Mayor and Council on this 3rd day of June, 2019.

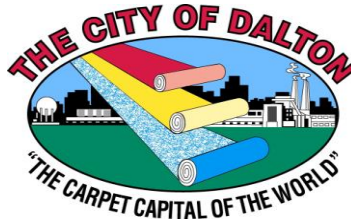
CITY OF DALTON, GEORGIA

Dennis Mock
Mayor

ATTESTED TO:

City Clerk

DALTON, GEORGIA



CONSOLIDATED PLAN 2019-2023

DRAFT

**PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT**

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The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Cindy Jackson	City of Dalton Finance Department

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

Ms. Cindy Jackson,
Chief Financial Officer
City of Dalton
300 West Waugh Street
Dalton, GA 30720
Phone: (706) 529-2460
Email: cjackson@cityofdaltonga.gov

Executive Summary

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

1. Introduction

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

Con Plans must be prepared and submitted to HUD every three to five years. The City uses a five-year Con Plan cycle and has a program year beginning July 1. This plan covers fiscal years 2019 – 2023.

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

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

The City's Con Plan for FY2019 – FY2023 provides data on trends and conditions related to Dalton'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 of Dalton receives an annual formula-based allocation from HUD. In Program Year (PY) 2019, the City of Dalton will receive \$399,838.00 in CDBG funding. The federal funding listed above is funding which is received annually to support activities outlined in this Plan.

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

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2019-2023-time frame are summarized below:

- **Affordable Housing**
 - Housing Rehabilitation

- **Public Facility and Infrastructure Improvements**
 - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
 - Park Improvements
 - Sidewalk and Infrastructure Improvements
 - Support services for populations with special needs (e.g. elderly, persons with disabilities)

- **Public Services**
 - Health and dental services
 - Services for the homeless and at-risk populations
 - Youth and childcare programs
 - Transportation for seniors and youth

3. Evaluation of past performance

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2017 and submitted to HUD.

CDBG funds were used to address a wide range of community development needs. CDBG funds were allocated for parks, sidewalks, and sidewalk improvements, code enforcement, and programs for homeless persons and abused and neglected spouses. The following provides a highlight of some of the projects that were completed in 2017.

A total of **\$33,239.98** in CDBG funds was expended for public services activities for low income households served by Family Promise, Inc. and Northwest Georgia Family Crisis Center, Inc.

A total of **\$46,935.00** of CDBG funds was expended by the City of Dalton for administration and planning activities.

The City of Dalton utilized **\$52,575.08** of CDBG funds for the installation of 1,060 feet of new sidewalks at Richardson Street and Trammell Street. The sidewalks were constructed of poured in place concrete with a brushed finish in compliance with ADA and Federal design standards.

The City of Dalton also utilized **\$15,787.79** of CDBG funds for code enforcement activities in low- and moderate-income areas. A total of 381 corrective citations with were issued and addressed by homeowners.

4. Summary of citizen participation process and consultation process

The following measures were taken to encourage citizen participation:

- Posted copies of the draft plans in Dalton City Hall. The location of the copies was noted in the final hearing legal advertisement.
- Posted draft plans electronically on the City's website.
- Provided opportunity to comment on the plans at three formal meeting settings.
- Published all meetings in the local newspaper legal advertisement section.
- Solicited comments from interested social service agencies.
- Advertised final public hearing schedule in the local newspaper. The final public hearing will be held on a date to be announced.
- Web-based surveys for the public from March 6, 2019 to March 21, 2019 which generated 23 responses in total. Questions focused on housing and community development needs.
- A draft of the Consolidated Plan for FY2019-2023 and the Annual Plan for FY2019 was placed on public display for 30 days beginning on a date to be determined.
- The City held a public hearing on a date to be determined at a time to be determined to obtain final comments on the proposed Consolidated Plan for FY 2019-2023, the proposed use of funds for FY 2019.

5. Summary of public comments

Major needs highlighted during the Public Needs Hearing, Neighborhood Meetings, and stakeholder interviews are as follows:

Public Services Needs

Need more services for mentally ill and disabled persons

Need more services for disabled persons and mentally ill persons

Homelessness is a growing need for the City

More assistance for Veterans

More prevention assistance for low-income and homeless persons

Affordable Housing Needs

Lack of subsidized housing for low income and homeless persons, such as Tenant Based Rental Assistance programs

Lack of transitional housing programs

Need more first-time homebuyer programs

Need more long-term housing for homeless persons

Need more long-term options for sustaining affordable housing

Rental market rates are high

Other Issues

Need more transportation alternatives for low income households

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

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

7. Summary

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

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

1. Introduction

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

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

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

The City of Dalton welcomed and encouraged the participation of all citizens in the development of these plans and in the review of progress in implementing plan activities. The City particularly encourages involvement by low-and moderate-income households residing in areas targeted for program activities for minorities and non-English speaking persons, as well as persons with disabilities. In addition, residents of public housing and other assisted housing are encouraged to participate. A special effort is made to assure that low-and moderate-income persons, households in areas assisted by program activities and persons special needs have opportunities to participate. The City will provide translators for non-English speaking persons who request assistance at least 7 days prior to hearings or other meetings in the planning process.

The City held one public meeting through its public participation process prior to the development of the plan and one public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan. Drafts of the plans have been posted on the City webpage and at City Hall. Notices of public meetings and hearings were also published in the local newspaper.

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 of Dalton is part of the Balance of State Continuum of Care administered by the Georgia Department of Community Affairs. The City of Dalton collaborates locally with the Dalton Whitfield Community Development Corporation (DWCDC) to stay abreast of needs of homeless persons and persons at risk of homelessness in Dalton. Through the DWCDC, the City shares data regarding homeless needs in the City along with working through regulatory compliance issues

as they arise. The DWCDC is also the lead agency on the Point in Time Count which is a survey taken every January of all the homeless served in Dalton and Whitfield County.

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 coordinates with the Dalton Whitfield Community Development Corporation who is a participant in the GA-501 Georgia Balance of State Continuum of Care. The CoC is directly responsible for measuring performance both community-wide and program specific as it relates to reducing homelessness; developing and managing a centralized or coordinated assessment that addresses the housing and services needs for all individuals and families who experience homelessness; preparing and overseeing the application for community funding; and establishing funding priorities.

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

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey in March 2019. Stakeholder Meetings were also held and included representatives from the following organizations:

Agency/Group/ Organization	Agency/Group/ Organization Type	Section of Plan Addressed by Consultation	How Consulted
City of Dalton	Local Government	Strategic Priorities	Needs Assessment
Community Housing Resources Corporation	Local Non-profit	Strategic Priorities	Needs Assessment
Dalton Housing Authority	Low Income Housing Provider	Strategic Priorities	Needs Assessment
Dalton NAACP	Civic Organization	Strategic Priorities	Needs Assessment
Dalton Utilities	Public Utility	Strategic Priorities	Broadband Requirements
Dalton-Whitfield County Community Development Corporation	Housing Provider	Strategic Priorities	Needs Assessment
Georgia Legal Aid Services	Legal Services	Strategic Plan	Needs Assessment
Spectrum	Broadband Provider	Strategic Priorities	Broadband Requirements

Viastat	Broadband Provider	Strategic Priorities	Broadband Requirements
Windstream	Broadband Provider	Strategic Priorities	Broadband Requirements
Whitfield County Hazard Mitigation Planning Committee (HMPC)	Local Government	Strategic Priorities	Hazard Mitigation

Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Georgia Balance of State	Coordinating homelessness services with Continuum of Care priorities
Redevelopment Plan	City of Dalton	Coordinating community development plans with larger plans to redevelop commercial areas
Whitfield County Comprehensive Plan	Whitfield County	Coordinating future land use planning, zoning development ordinance, transportation planning, and infrastructure planning
Whitfield County Hazard Mitigation Plan	Whitfield County Hazard Mitigation Planning Committee (HMPC)	Coordinating hazard mitigation planning with placement of CDBG investment.

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))

The City of Dalton will continue to partner with local government agencies and groups to ensure full and complete implementation of the Consolidated Plan. These will specifically include collaborating with Whitfield County Planning Department as they begin the process of implementing the Comprehensive Plan developed for 2018-2022. This update will allow the City

of Dalton's CDBG program the ability to provide input on future land use and development initiatives.

PR-15 Citizen Participation

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

The following measures were taken to encourage citizen participation:

- Posted copies of the draft plans in Dalton City Hall. The location of the copies was noted in the final hearing legal advertisement.
- Posted draft plans electronically on the City's website.
- Provided opportunity to comment on the plans at three formal meeting settings.
- Published all meetings in the local newspaper legal advertisement section.
- Solicited comments from interested social service agencies.
- Advertised final public hearing schedule in the local newspaper. The final public hearing will be held on a date to be determined.
- Web-based surveys for the general-public from March 6, 2019 to March 21, 2019 which generated 23 responses in total. Questions focused on housing and community development needs.
- A draft of the Consolidated Plan for FY2019-2023 and the Annual Plan for FY2019 was placed on public display for 30 days beginning on a date to be determined.
- The City held a public hearing on a date on Wednesday, May 1, 2019 at Dalton City Hall, 300 W. Waugh Street, Dalton GA 30720 at 3:00pm to obtain final comments on the proposed Consolidated Plan for FY 2019-2023, the proposed use of funds for FY 2019. No comments were received during this meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	There were 2 public meeting held with a total of 6 attendees	Affordable housing, infrastructure improvements, economic development, lack of public transportation, commercial revitalization, housing rehabilitation for disabled adults, and employment were the top needs identified. Some other concerns expressed were lack of coordination of services from non-profits, and better schools	All comments were accepted	n/a
2	Newspaper Ad	Non-targeted/ broad community	The public was notified of the public meetings via a newspaper ad in the Daily Citizen News	The City did not receive any comments based solely on the newspaper ad.	All comments were accepted	n/a
3	Survey	Non-targeted/ broad community	The survey received 23 responses.	The survey was used to capture comments. The survey analysis is attached.	All comments were accepted	www.surveymonkey.com/r/dalton EnEspañol: https://es.surveymonkey.com/r/daltonesp-anol

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

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

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	33,128	33,495	1%
Households	11,467	11,405	-1%
Median Income	\$39,635.00	\$35,074.00	-12%

Table 5 - Housing Needs Assessment Demographics
Data Source:2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	990	2,065	2,250	1,285	4,815
Small Family Households *	335	485	985	360	2,220
Large Family Households *	80	400	285	280	620
Household contains at least one person 62-74 years of age	145	365	330	170	860
Household contains at least one-person age 75 or older	105	455	240	85	41
Households with one or more children 6 years old or younger *	255	515	655	455	539

Table 6 - Total Households Table
Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	30	50	60	140	0	0	0	0	0
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	35	0	10	10	55	0	4	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	245	170	55	505	15	85	35	70	205
Housing cost burden greater than 50% of income (and none of the above problems)	545	450	55	0	1,050	65	160	90	40	355
Housing cost burden greater than 30% of income (and none of the above problems)	50	580	610	145	1,385	10	155	245	105	515
Zero/negative Income (and none of the above problems)	120	0	0	0	120	15	0	0	0	15

Table 7 – Housing Problems Table

Data 2009-2013 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	610	725	285	125	1,745	80	250	125	110	565
Having none of four housing problems	135	790	1,190	615	2,730	25	305	650	435	1,415
Household has negative income, but none of the other housing problems	120	0	0	0	120	15	0	0	0	15

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	245	375	320	940	10	25	225	260
Large Related	55	230	25	310	10	100	25	135
Elderly	130	329	110	569	10	229	85	324
Other	195	320	235	750	50	30	25	105
Total need by income	625	1,254	690	2,569	80	384	360	824

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	225	85	15	325	10	0	45	55
Large Related	40	80	0	120	0	100	0	100
Elderly	115	225	40	380	10	115	45	170
Other	180	130	0	310	50	15	0	65
Total need by income	560	520	55	1,135	70	230	90	390

Table 10 – Cost Burden > 50%

Data 2009-2013 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	55	220	130	55	460	10	85	35	45	175
Multiple, unrelated family households	15	25	35	10	85	4	4	0	25	33
Other, non-family households	0	0	15	0	15	0	0	0	0	0
Total need by income	70	245	180	65	560	14	89	35	70	208

Table 11 – Crowding Information – 1/2

Data 2009-2013 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.

The 2009-2013 CHAS data tables, detailed above, identify 4,245 households in Dalton that face at least one housing problem, with the most common housing problem identified as cost burden. Cost Burden is a housing condition in which housing costs, including utilities, total more than 30% of monthly income. Nearly 33 percent of residents who were cost burdened were paying more than 30% of their income on housing costs with a 25 percent of residents paying more than 50% of their total income on housing costs.

According to the 2013-2017 American Community Survey (ACS) data, 29.2 percent of all households in Dalton were single person households. Single person households make up 24.1 percent of all owner-occupied households and 32.7 percent of all renter-occupied households.

The City does not have extrapolated data on the number of single individuals who were unsheltered in emergency shelters or transitional housing programs for homeless people. In order to meet the needs of single homeless individuals, the level of services available within shelters for single individuals must be available. Shelter capacity could be reconfigured to more intensive case management services that support individual development.

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 2017 ACS estimates, 8.7 percent of the total population were of a disabled status. The city does not have data available on victims of domestic violence, dating violence, sexual assault and stalking who may also need housing assistance.

What are the most common 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 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)

The most common housing problem within the City is cost burden, with 29.6 percent of all households (22.5 percent of renters and 7.2 percent of owners) paying more than 30% of their

income towards housing costs. In summary, 3,393 households – including nearly 30 percent of all renters – are cost burdened and 390 are severely cost burdened. This housing problem is experienced by all income levels and is more common among renters.

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

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

CHAS data on severe housing problems indicated 3,255 renter households and 1,094 owner households had one or more housing problems. This trend holds true with overcrowding, as 560 renter households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, comprising nearly 20 percent of households with incomes below 30 percent AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30% of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present to include 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 through the 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:

The City adheres to the HUD definition of “At-Risk”. An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND

(ii) Does not have enough resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR

(B) Is living in the home of another because of economic hardship; OR

(C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Con Plan

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.

Discussion

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

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

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

Introduction

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	750	100	135
White	445	50	90
Black / African American	65	0	0
Asian	20	0	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	154	30	44

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 CHAS

Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,710	360	0
White	770	155	0
Black / African American	295	75	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	625	130	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 CHAS

Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,270	980	0
White	575	470	0
Black / African American	160	85	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	535	420	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2009-2013 CHAS

Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	485	800	0
White	220	455	0
Black / African American	25	65	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	245	275	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2009-2013 CHAS

Source:

*The four housing problems are:

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

Discussion

The disparate impact analysis for housing problems determined that African American populations represented at least 50% of the jurisdiction as a whole. Households at every income level had a high frequency of housing problems across all racial and ethnic groups. Low-income Whites and African Americans in every income category experienced disproportionately greater need in terms of housing problems.

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

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

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

Introduction

Severe housing problems for occupied units indicate the physical condition or lack of necessary living standards per household. CHAS data summarizes the percentage of each minority group experiencing any of four severe housing problems: cost burden (paying more than 50% of income for housing); overcrowding (more than 1.5 persons per room); and lacking complete kitchen facilities or complete plumbing facilities (substandard housing).

There was only one instance of disproportionately greater need with severe housing problems: 69% of low-income Whites experienced one or more housing problems. Considering the overall population within these two minority group, the age of the data, and the limited sample size, the results of this analysis should be used with caution.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	690	160	135
White	430	65	90
Black / African American	65	0	0
Asian	10	10	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	114	65	44

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 CHAS

Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	975	1,095	0
White	450	475	0
Black / African American	125	245	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	395	360	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2009-2013 CHAS

Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	410	1,840	0
White	205	830	0
Black / African American	25	220	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	175	775	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2009-2013 CHAS

Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	235	1,050	0
White	105	570	0
Black / African American	10	80	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	395	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2009-2013 CHAS

Source:

*The four severe housing problems are:

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

Discussion

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

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

Introduction:

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

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,240	2,390	1,645	140
White	4,165	1,100	950	90
Black / African American	470	370	160	0
Asian	100	40	10	0
American Indian, Alaska Native	15	0	20	0
Pacific Islander	0	0	0	0
Hispanic	2,475	885	455	44

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2009-2013 CHAS

Source:

Discussion:

According to the 2018 National Low-Income Coalition, people earning the state minimum wage which is higher than the federal minimum wage have to work 83 hours per week to afford the median rent in their community of residence. Housing cost as a high percentage of income is prevalent throughout the City of Dalton. People Cost burden, housing affordability, and the need

for higher household income levels affect many. This need is greatest among White, African American and Hispanic households.

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

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

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

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

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

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

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

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

NA-35 Public Housing – 91.205(b)

Introduction

The City does not own or manage any public housing. The Dalton Housing Authority is a separate legal entity that oversees public housing within the City’s jurisdiction.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	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 PIC (PIH Information Center)
Source:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
Average household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	0	0	0	0
# of Disabled Families	0	0	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	0	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 PIC (PIH Information Center)

Source:

Race of Residents

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project - based	Tenant - based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
White	0	0	0	0	0	0	0	0	0	
Black/African American	0	0	0	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	0	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 PIC (PIH Information Center)

Source:

Ethnicity of Residents

Ethnicity	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project - based	Tenant - based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	0	0	0	0	0	0	0	
Not Hispanic	0	0	0	0	0	0	0	0	0	
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 25 – PIC (PIH Information Center)

Ethnicity of
Public
Housing
Residents by
Program
Type
Data Source:

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

Most of the units ran by the Dalton Housing Authority are in desperate need of renovation. Many of the duplexes were built in the late 1960s and have not had any major upgrades since they were built. The some of the units do not have central heat and air conditioning. In the last year, the Housing Authority has begun to conduct renovations to 50 of the units which included replacing doors, roof, windows, central heat and air, kitchen, bathroom

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

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

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

The inflated cost of housing poses a challenge for many of the City’s residents, but the needs are more acute among public housing residents. Compared to the general population, public housing residents have an increased need. While they only pay 30 percent of their income on housing costs, their incomes are too low to sustain themselves should the aid cease.

NA-40 Homeless Needs Assessment – 91.205(c)Introduction:

The City of Dalton used all HMIS data for persons who were enrolled in a homeless program in the city at any point in the 2017-2018 program year. The calculations listed in the tables below are lower than actual numbers of homeless persons because HMIS coverage is incomplete across the city. Not all homeless service agencies utilize HMIS. Agencies not receiving federal funds are not required to do so. In January 2017, Georgia's Department of Community Affairs conducted a Homeless Count using 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

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):

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

Introduction:

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

Elderly and Frail Elderly

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

Persons with Developmental Disabilities

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

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug

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

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

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

Persons living with HIV/AIDS

Case surveillance data supplies 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 distributing resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

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

Describe the jurisdiction’s need for Public Facilities:

The City of Dalton is committed to supplying a suitable living environment. This community is an advanced suburban area that experiencing major growth and revitalization of existing areas. Through community forums and the needs assessment survey, the following priority needs were identified as public facility needs:

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

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

How were these needs determined?

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

Describe the jurisdiction’s need for Public Improvements:

Public improvements are essential to the quality of life in the City of Dalton. Adequate sewer, safe water and excellent public safety services are basic to the function of every home and business in Dalton. In the past, the city built community facilities which enhanced the quality of life and also spurred new economic development opportunities. Continuous improvements are needed due to limited funding for these types of activities coupled with the age and the size of the City.

The following infrastructure components were identified while conducting the needs assessment:

- Public Facility Improvements
- Water/Sewer Improvements
- Flood Drainage Improvements

- Street Improvements
- Sidewalks
- Streets, Sidewalks and Wheelchair Curb Cuts
- Code Enforcement

How were these needs determined?

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

Describe the jurisdiction’s need for Public Services:

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

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

Data provided by the 2009-2013 ACS, as shown in following tables reveals 71% of the City's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2- 4-unit structures to structures with 20 or more units. According to the 2012 ACS, the City's housing stock held 36,853 (71%) single family units; 1,179 (3%) with 2- 4 units; 6,670 (18%) with 5-19 units; and 2,809 (8%) of the housing stock with 20 or more units. The City also had 56 (less than 1%) mobile home structures in its inventory.

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

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in the City of Dalton. These tables use 2009-2013 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 the City of Dalton is principally single-family and owner-occupied (76%). Of the 5,250 owner-occupied units in the City, 76% consist of three or more bedrooms. While renter-occupied units only consist of 24% of three or more bedrooms. No bedroom and one and two-bedroom units are the smallest category of owner-occupied housing, but the majority of renter households live in these types of units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,275	47%
1-unit, attached structure	595	4%
2-4 units	1,970	15%
5-19 units	3,275	25%
20 or more units	1,010	8%
Mobile Home, boat, RV, van, etc	220	2%
Total	13,345	100%

Table 26 – Residential Properties by Unit Number

Data 2009-2013 ACS

Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	1%	445	7%
1 bedroom	85	2%	1,215	20%
2 bedrooms	1,160	22%	2,995	49%
3 or more bedrooms	3,970	76%	1,500	24%
Total	5,250	101%	6,155	100%

Table 27 – Unit Size by Tenure

Data 2009-2013 ACS

Source:

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

The City does not own or manage any public housing. The Housing Authority of the City of Dalton (HACD) is a separate legal entity that oversees public housing within the City's jurisdiction.

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

The City does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

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 clear that the City's existing housing stock does not fully meet the needs of the existing population with 24.7% of homeowners with a mortgage and 49.8% of renters spending more than 30% of their income on monthly housing costs. The CHAS data analyzed in the Needs Assessment, reflects more renters than owners experience one or more housing problems. However, cost-burden is a problem for both owners and renters, in which affordability is a major barrier for most residents in the City renters and homeowners.

Describe the need for specific types of housing:

Discussion

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

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

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in the City of Dalton. These tables use 2009-2013 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 median home value in the City of Dalton has decreased by 15% between 200-2013, while the rent for homes has increased by 6% for the same period.

There have been 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 shows that 55% of rental units rent for between \$500 and \$999 per month, while 43.4% rental units rent for less than \$500 per month. The Housing Affordability table also shows that there were 265 renter units available to households earning below 30% of the City's HUD Area Median Family Income (HAMFI).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	144,100	122,500	(15%)
Median Contract Rent	509	541	6%

Table 28 – Cost of Housing

Data 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Source:

Rent Paid	Number	%
Less than \$500	2,675	43.4%
\$500-999	3,390	55.0%
\$1,000-1,499	80	1.3%
\$1,500-1,999	0	0.0%
\$2,000 or more	10	0.2%
Total	6,155	99.9%

Table 29 - Rent Paid

Data 2009-2013 ACS

Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	265	No Data
50% HAMFI	1,355	365
80% HAMFI	4,450	1,375
100% HAMFI	No Data	1,939
Total	6,070	3,679

Table 30 – Housing Affordability

Data 2009-2013 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$556.00	\$635.00	\$730.00	\$1,007.00	\$1,091.00
High HOME Rent	\$563.00	\$597.00	\$696.00	\$878.00	\$960.00
Low HOME Rent	\$472.00	\$506.00	\$607.00	\$701.00	\$943.00

Table 31 – Monthly Rent

Data HUD FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

A significant lack of affordable housing exists particularly for households that are at the low or very-low income levels. Based on 2017 ACS data there are an estimated 3,615 very-low income households in that earn less than \$24,999 annually, but there are only 265 affordable rental units at 30% AMI, and 365 affordable owner-occupied units at 50% AMI.

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

According to the table above, between 2000 and 2013 the median home value decreased by 15% and the median contract rent in Dalton increased by 6%. Over the same time period, the median household income has only increased in terms of real dollars by 1% for households. This means that housing has become less affordable overall during the past thirteen years. If these trends continue, then housing affordability will become an even higher barrier for most City residents.

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

Discussion

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

Introduction

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

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

As listed in Table 37, 70% of owner-occupied units and 48% renter-occupied units had no selected conditions (housing problems as defined by HUD). However, 28% of owner-occupied households and 48% of renter-occupied households were found to have one selected Condition.

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,445	28%	2,950	48%
With two selected Conditions	120	2%	280	5%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,675	70%	2,930	48%
Total	5,240	100%	6,160	101%

Table 32 - Condition of Units

Data 2009-2013 ACS

Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,224	23%	935	15%
1980-1999	1,585	30%	2,140	35%
1950-1979	2,000	38%	2,600	42%
Before 1950	425	8%	495	8%
Total	5,234	99%	6,170	100%

Table 33 – Year Unit Built

Data 2009-2013 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	2,425	46%	3,095	50%
Housing Units build before 1980 with children present	1,410	27%	555	9%

Table 34 – Risk of Lead-Based Paint

Data 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1638	0	1638
Abandoned Vacant Units	66	0	66
REO Properties	23	0	23
Abandoned REO Properties	1	0	1

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

The age of the housing stock in the City will continue to have a significant impact on general housing conditions in the area. The 2017 ACS data shows that 45% of the City’s housing stock was built prior to 1970. Owner and renter households, especially those found in low income target neighborhoods will need rehabilitation aid to support their homes. As housing ages,

maintenance costs rise, which can present significant costs for low- and moderate- income homeowners. This also poses a threat to low- and moderate- income tenants who are not able to support close communications with their property owners or property managers who may be out of state when repairs are required.

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

Hazards Exposure to lead-based paint is 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. It is typical for residential properties built before 1978 have lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. HUD regulations on lead-based paint apply to all federally assisted housing. Low-income households that earn between 30-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. According to the 2017 ACS data, the City of Dalton has 2,102 (16.3%) of housing units built before 1978 that may be at risk for lead exposure.

Discussion

Broadband and Resiliency Requirements

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

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

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

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

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

Narrowing the Digital Divide

For many Americans, access to computers and high-speed Internet connections 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. According to HUD’s Office of Policy Development, in the *Digital Inequality and Low-Income Households* Report, the disparate access to broadband can correlate with the inequality of income, education, race, and ethnicity.

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

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

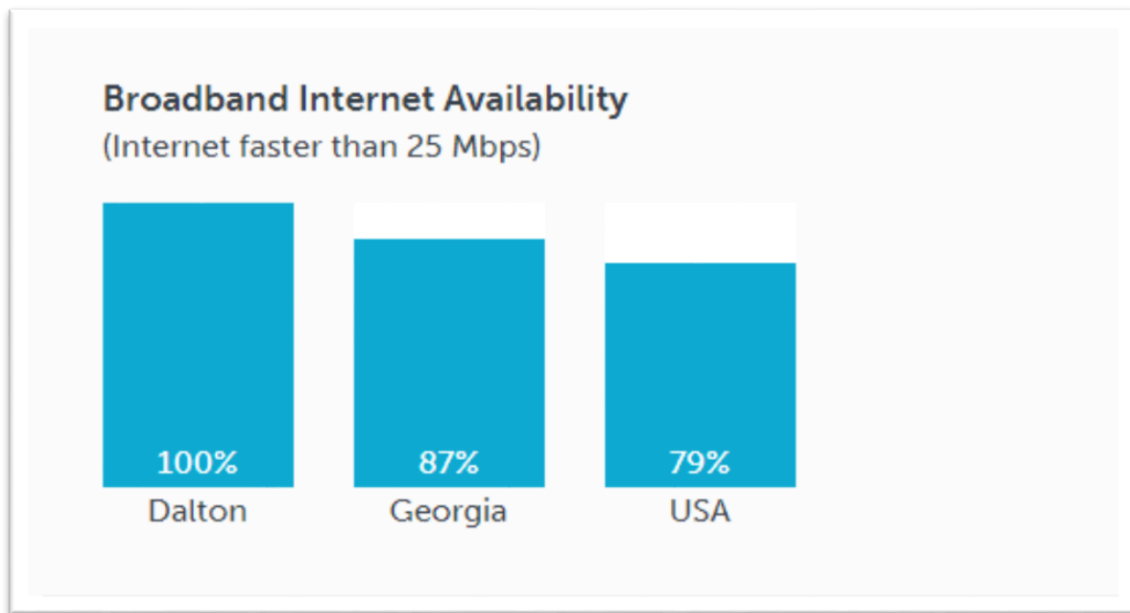
Computer and Internet Use in the City of Dalton

	2015		2016		2017	
	Estimate	%	Estimate	%	Estimate	%
Total:	11,284	100%	11,293	100%	11,224	100%
Has a computer:	9,229	82%	9,747	86.31%	8,908	79.37%
With dial-up Internet subscription alone	82	1%	0	0.00%	33	0.29%

With a broadband Internet subscription	7,841	69%	9,276	82.14%	8,174	72.83%
Without an Internet subscription	1,306	12%	471	4.17%	701	6.25%
No computer	2,055	18%	1,546	13.69%	2,316	20.63%

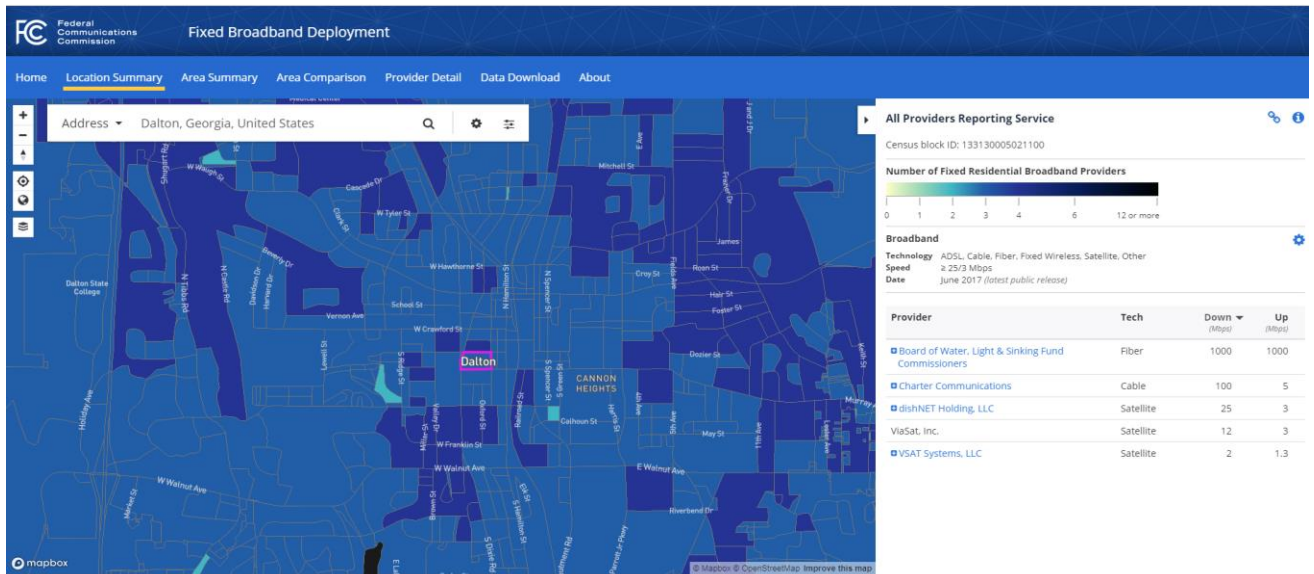
Source: American Community Survey Reports, U.S. Census Bureau, https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_16_SP_L_K202801&prodType=table

While historical ACS estimates reflect that more than 94 percent of the population has a broadband subscription, research data from High Speed Internet indicates that the City has 100 percent broadband internet availability with 100 percent coverage for cable and 99 percent coverage for Digital subscriber line (DSL). The City’s broadband access is more than 13 percent higher than the State and 21 percent higher than the total US. The City’s roadband access is mainly served by four wired providers, Spectrum, Viasat, Windstream and Dalton Utilities.

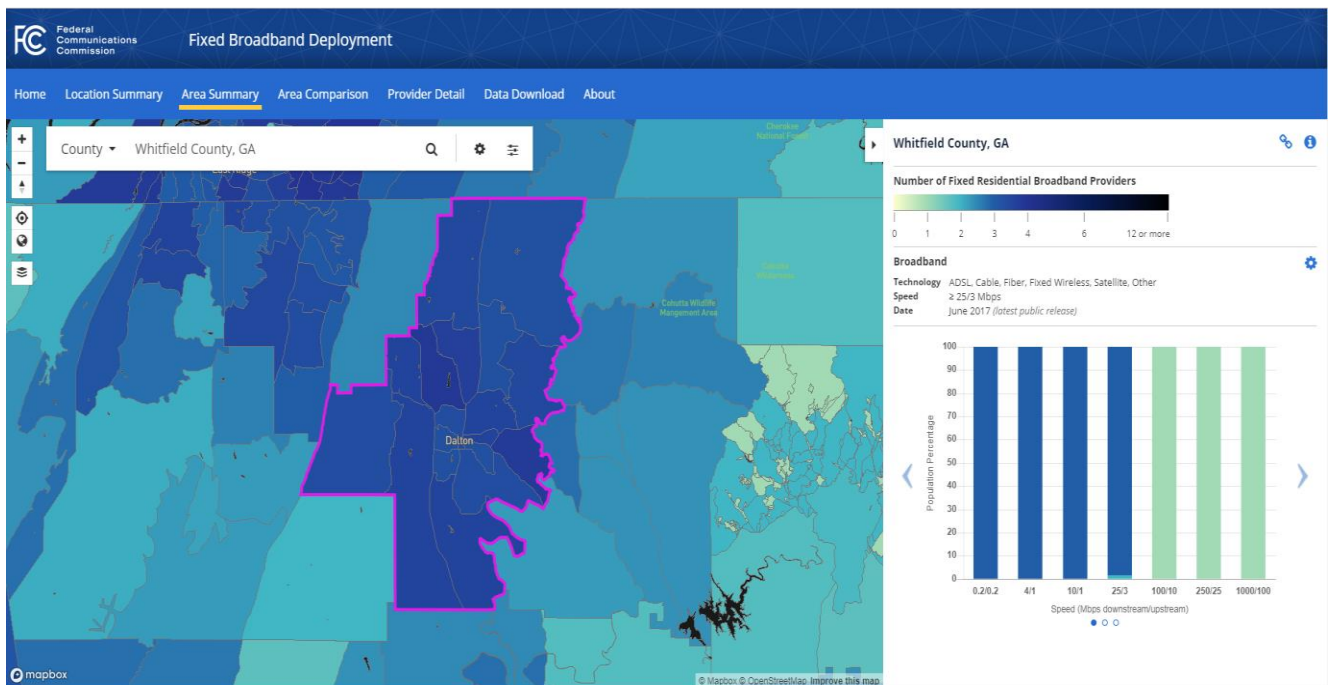


Source: High Speed Internet

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



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



The City of Dalton has broadband availability throughout the city and just over two percent of the population does not have broadband access. According to a 2015 Pew Research Center survey, 43 percent of all U.S. adults age 18 and older cited cost as the most important reason for not having home broadband service; 33 percent cited the monthly subscription cost as the main barrier, and 10 percent stated that a computer was too expensive. Additionally, 12 percent of

nonadopters stated that their smartphone was sufficient, 10 percent responded that they had other options to get online outside the home, and 5 percent stated that Internet service was either unavailable or insufficient.

To assist the City in meeting the need for broadband some service providers have qualifying low-cost broadband services. For example, some 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).

Hazard Mitigation

Hazard mitigation is any action taken to permanently eliminate or reduce the long-term *risk* to human life and property from natural and technological *hazards*. It is essential element of emergency management along with preparedness, response and recovery. The City of Dalton is a part of the Whitfield County Hazard Mitigation Plan, which is the lead county organization responsible for providing management and coordination of mitigation, preparedness, response, and recovery activities within its area of responsibility. The main focus of the Hazard Mitigation Plan is on those hazards that are most likely to affect Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta in the future.

The Hazard Mitigation Plan (HMP) was designed to protect both the unincorporated areas of the County as well as the Cities. Though the County facilitated this planning process, the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta provided critical input into the process.

According to the Whitfield County has experienced a number of hazard events throughout its history, most resulting in fairly localized damage. Flooding, tornados, winter storms, wildfire, severe thunderstorms, earthquakes, dam failure and hazardous materials to varying degrees represent known threats to Whitfield County. The Whitfield County Hazard Mitigation Planning Committee (HMPC) identified eight natural hazards the County is most vulnerable to based upon available data including scientific evidence, known past events, and future probability estimates. The HMPC also discussed how changes in the climate may in some ways impact the County, Cities and Towns.

Vulnerability Assessment - Natural Hazards

HAZARD	Whitfield County	Dalton	Tunnel Hill	Varnell	Cohutta
Severe Thunderstorms (includes lightning & hail)					
Frequency	H	H	H	H	H
Severity	H	H	EX	H	H
Probability	H	H	H	H	H
Tornadoes					
Frequency	M	M	L	M	M
Severity	EX	EX	EX	M	EX
Probability	H	H	H	M	H
Flooding					
Frequency	H	M	H	H	H
Severity	H	H	H	H	H
Probability	H	M	H	H	H
Winter Storms					
Frequency	H	H	H	M	H
Severity	H	EX	H	H	H
Probability	H	H	H	M	H
Drought					
Frequency	M	M	M	H	M
Severity	H	H	H	H	H
Probability	M	M	M	H	M
Wildfire					
Frequency	M	L	M	M	M
Severity	H	M	M	M	H
Probability	M	L	M	M	M
Earthquake					
Frequency	VL	VL	VL	VL	VL
Severity	M	M	M	L	M
Probability	L	L	VL	VL	L
Dam Failure					
Frequency	VL	VL	VL	VL	VL
Severity	EX	M	VL	VL	EX
Probability	VL	VL	VL	VL	VL
Hazardous Materials Release					
Frequency	M	M	M	H	M
Severity	EX	EX	H	H	EX
Probability	H	H	L	H	H
Landslide					
Frequency	VL	VL	VL	VL	VL
Severity	L	L	L	L	L
Probability	VL	VL	VL	VL	VL
Tropical Cyclonic Events (Hurricanes & Tropical Storms)					
Frequency	NA	NA	NA	NA	NA
Severity	NA	NA	NA	NA	NA
Probability	NA	NA	NA	NA	NA
Coastal Flooding					
Frequency	NA	NA	NA	NA	NA
Severity	NA	NA	NA	NA	NA
Probability	NA	NA	NA	NA	NA
Sinkhole					
Frequency	NA	NA	NA	NA	NA
Severity	NA	NA	NA	NA	NA
Probability	NA	NA	NA	NA	NA

Key for Table 2.2 – Vulnerability Assessment Frequency and Probability Definitions

Source: Whitfield County Hazard Mitigation Plan

NA	=	Not applicable; not a hazard to the jurisdiction
VL	=	Very low risk/occurrence
L	=	Low risk; little damage potential (for example, minor damage to less than 5% of the jurisdiction)
M	=	Medium risk; moderate damage potential (for example, causing partial damage to 5-15% of the jurisdiction, infrequent occurrence)
H	=	High risk; significant risk/major damage potential (for example, destructive, damage to more than 15% of the jurisdiction, regular occurrence)
EX	=	Extensive risk/probability/impact

Key for Table 2.2 – Vulnerability Assessment Severity Definitions

	<u>Low</u>	<u>Medium</u>	<u>High</u>	<u>Extensive</u>
Tropical Cyclonic Events	<i>(See Wind & Inland Flooding)</i>			
Wind – Wind Speed	38 MPH	39–50 MPH	50-73 MPH	73–91 MPH
Severe Thunderstorm	<i>(See Wind & Inland Flooding)</i>			
Tornado - Magnitude	< EF3	EF3	EF4	EF5
Inland Flooding - Water depth	3" or less	3 – 8"	8-12"	12"+
Severe Winter Storms – Ice/ Sleet	½" or less	½ – 4"	4-7"	7"+
Severe Winter Storms - Snow	1" or less	1-6"	6-12"	12"+
Drought – Duration	1 year	1 – 2 years	2-5 years	5+ years
Wildfire - # of Acres	<50	50-110	110-200	200+
Earthquake - Magnitude	1-2	3	4	5+

Source: Whitfield County Hazard Mitigation Plan

Major threats to Whitfield County include tornados and thunderstorms. All areas within Whitfield County are vulnerable to the threat of a tornado and has a high exposure to potential damage from tornados. Additionally, severe thunderstorm, hail, and lightning events pose one of the greatest threats to Whitfield County in terms of property damage, injuries and loss of life. These

weather events represent the most frequently occurring natural hazard within Whitfield County and have a great potential to negatively impact the County each year.

Digital Divide & Hazard Mitigation Surveys

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

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

CLIMATE CHANGE, HAZARD MITIGATION, AND RESILIENCY SURVEY

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

DIGITAL DIVIDE SURVEY

Survey 1: Digital Literacy Providers and Advocates

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

Survey 2: Broadband Providers

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

Survey 3: Digital Divide Consultation

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

No responses were received from consultations with Broadband providers and the Whitfield County Hazard Mitigation Planning Committee.

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

Introduction

The City does not own or operate any public housing. The Housing Authority of the City of Dalton (HACD) is a separate legal entity that oversees public housing within the City’s jurisdiction.

Totals Number of Units

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

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

While the Housing Authority does not currently have any public housing developments, the do operate and maintain affordable units. Most of the units operated by the Dalton Housing Authority are in desperate need of renovation. Many of the duplexes were built in the late 1960s and haven’t had any major upgrades since they were built. The some of the units do not have central heat and air conditioning. In the last year, the Housing Authority has begun to conduct renovations to many of the units which included replacing doors, roof, windows, central heat and air, kitchen, bathrooms.

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:

Since 2005, the Dalton Housing Authority has not participated in an approved Public Housing Agency Plan through HUD.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

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

The City of Dalton does not have any public housing.

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 Dalton does not have any public housing.

Discussion:

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

Introduction

The following facilities have been identified as providing some form of homeless or housing assistance in Dalton. Several of these facilities were consulted as a part of the Needs Assessment process for the Con Plan.

- Dalton Whitfield Community Development Corporation
- NW GA Family Crisis Center
- Providence Ministries
- Carter Hope Center
- Action Ministries

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)	32	0	24	3	0
Households with Only Adults	25	27	15	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	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

ESG, GA Balance of State (BoS) Continuum of Care (CoC), Shelter Plus Care, and HUD Supportive Housing Program funds are used to address the needs of the homeless or near homeless in the City of Dalton. The need for emergency and transitional housing is addressed by using emergency shelters, extended stay economy motels, transitional housing, and rapid re-housing apartments with funding provided by the Georgia Department of Community Affairs (ESG, BoS CoC, and State Housing Trust Fund monies), and HUD's Supportive Housing Programs. The existing shelter spaces are not adequate to meet the growing demand for housing for the homeless in Dalton.

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.

There are a myriad of comprehensive services that are available to the community as a whole, as well as persons experiencing homelessness. Homeless services providers will make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, SNAP benefits, and addiction counseling.

Dalton's efforts to combat homelessness requires that the root economic causes of homelessness be addressed, which includes insufficient numbers of decent, safe, and sanitary low-cost housing units (limited housing stock) combined with limited financial capacity of homeless households (low wage jobs, depleted savings, excessive debt).

The City also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter - until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Because resources are limited, it is important for the system to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. These principles suggest the need for common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations, which have been addressed with an improved Homeless Management Information System.

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

Introduction

Over the next Consolidated Plan period the City of Dalton will continue to work with the social service providers, such as Northwest Georgia Family Crisis Center and the Dalton-Whitfield Community Development Corporation to develop multiple funding resources and partnerships. The services benefit many different people with special needs.

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

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

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

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

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

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

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

The City will continue to work closely with Northwest Georgia Family Crisis Center and the Dalton-Whitfield Community Development Corporation and other local agencies to provide housing and supportive services needs for persons who are not homeless but may have other special needs through coordination and potentially identifying eligible funding sources.

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

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's housing market presents significant impediments to development of an adequate supply of affordable housing for low to moderate-income people. Loss of major manufacturing employment opportunities coupled with rising construction costs has created a significant barrier to affordable housing. The City's Analysis of Impediments to Fair Housing Choice (AI) (2019) examined a number of areas in which barriers to the development of affordable housing might exist. The contributing factors identified in the AI and over the course of the outreach for the development of this Consolidated Plan, include:

- Historical patterns of racial and ethnic segregation persist in Anniston today as a result of a combination of different factors. As residents of segregated neighborhoods move to other areas, those left behind are increasingly those without the means to move themselves.
- R/ECAPs are the city's primary areas of segregation and the communities located in these areas are in need of reinvestment.
- Members of some protected classes are disproportionately affected by certain housing problems, particularly by cost burden.

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

Introduction

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

Economic Development Market Analysis - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	51	23	0	0	0
Arts, Entertainment, Accommodations	1,064	2,170	9	7	-2
Construction	378	688	3	2	-1
Education and Health Care Services	1,138	3,732	9	12	2
Finance, Insurance, and Real Estate	314	644	3	2	-1
Information	82	151	1	0	0
Manufacturing	4,836	10,678	40	33	-6
Other Services	177	493	1	2	0
Professional, Scientific, Management Services	696	3,100	6	10	4
Public Administration	0	0	0	0	0
Retail Trade	1,363	5,309	11	17	5
Transportation and Warehousing	539	1,579	4	5	1
Wholesale Trade	649	1,858	5	6	0
Total	11,287	30,425	--	--	--

Table 39 - Business Activity

Data 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Labor Force	Number of People
Total Population in the Civilian Labor Force	16,085
Civilian Employed Population 16 years and over	14,480
Unemployment Rate	10.01
Unemployment Rate for Ages 16-24	29.31
Unemployment Rate for Ages 25-65	6.06

Table 40 - Labor Force

Data 2009-2013 ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	2,075
Farming, fisheries and forestry occupations	325
Service	1,074
Sales and office	2,940
Construction, extraction, maintenance and repair	1,040
Production, transportation and material moving	2,430

Table 41 – Occupations by Sector

Data 2009-2013 ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,960	85%
30-59 Minutes	1,880	13%
60 or More Minutes	180	1%
Total	14,020	100%

Table 42 - Travel Time

Data 2009-2013 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	4,690	450	1,650
High school graduate (includes equivalency)	2,145	235	750
Some college or Associate's degree	2,655	200	805
Bachelor's degree or higher	2,140	105	535

Table 43 - Educational Attainment by Employment Status

Data 2009-2013 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	245	790	1,100	1,935	575
9th to 12th grade, no diploma	510	1,030	955	985	345
High school graduate, GED, or alternative	1,060	990	710	1,430	1,165
Some college, no degree	1,120	970	1,005	925	715
Associate's degree	100	315	110	340	185
Bachelor's degree	195	325	415	860	645
Graduate or professional degree	0	245	370	570	255

Table 44 - Educational Attainment by Age

Data 2009-2013 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	22,121
High school graduate (includes equivalency)	21,838

Educational Attainment	Median Earnings in the Past 12 Months
Some college or Associate's degree	59,369
Bachelor's degree	76,219
Graduate or professional degree	119,908

Table 45 – Median Earnings in the Past 12 Months

Data 2009-2013 ACS

Source:

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

The largest employment sectors in the City of Dalton in terms of worker share are Manufacturing (40%); Retail Trade (11%); Arts, Entertainment, Accommodations Education (9%); and Education and Health Care Services (9%). The top five private employers in the City of Dalton include: Shaw Industries, Inc, Mohawk Industries, Engineered Floors, Tandus Centiva, and Durkan Hospitality/ Division of Mohawk.

Describe the workforce and infrastructure needs of the business community:

There are more than 230 manufacturing companies in Whitfield County. Nearly 40 percent of the area’s manufacturing companies make textiles - predominately carpets, rugs and other floor coverings. Healthcare Practitioners, Food Preparation/Serving and Sales workers are projected to account for the greatest occupational growth across the region over the next decade.

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

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

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

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City’s economy. 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 businesses 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 Dalton is not a center for formal training and workforce development providers although, the City has access to a wide variety of potential workforce development partners.

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

The City of Dalton participates in the Northwest Georgia Comprehensive Economic Development Strategy (CEDS), which is a strategy-driven plan for regional economic development. The Northwest Georgia Regional Commission (as the local Economic Development District) develops, implements, and revises the CEDS with assistance from the CEDS Strategy Committee.

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.

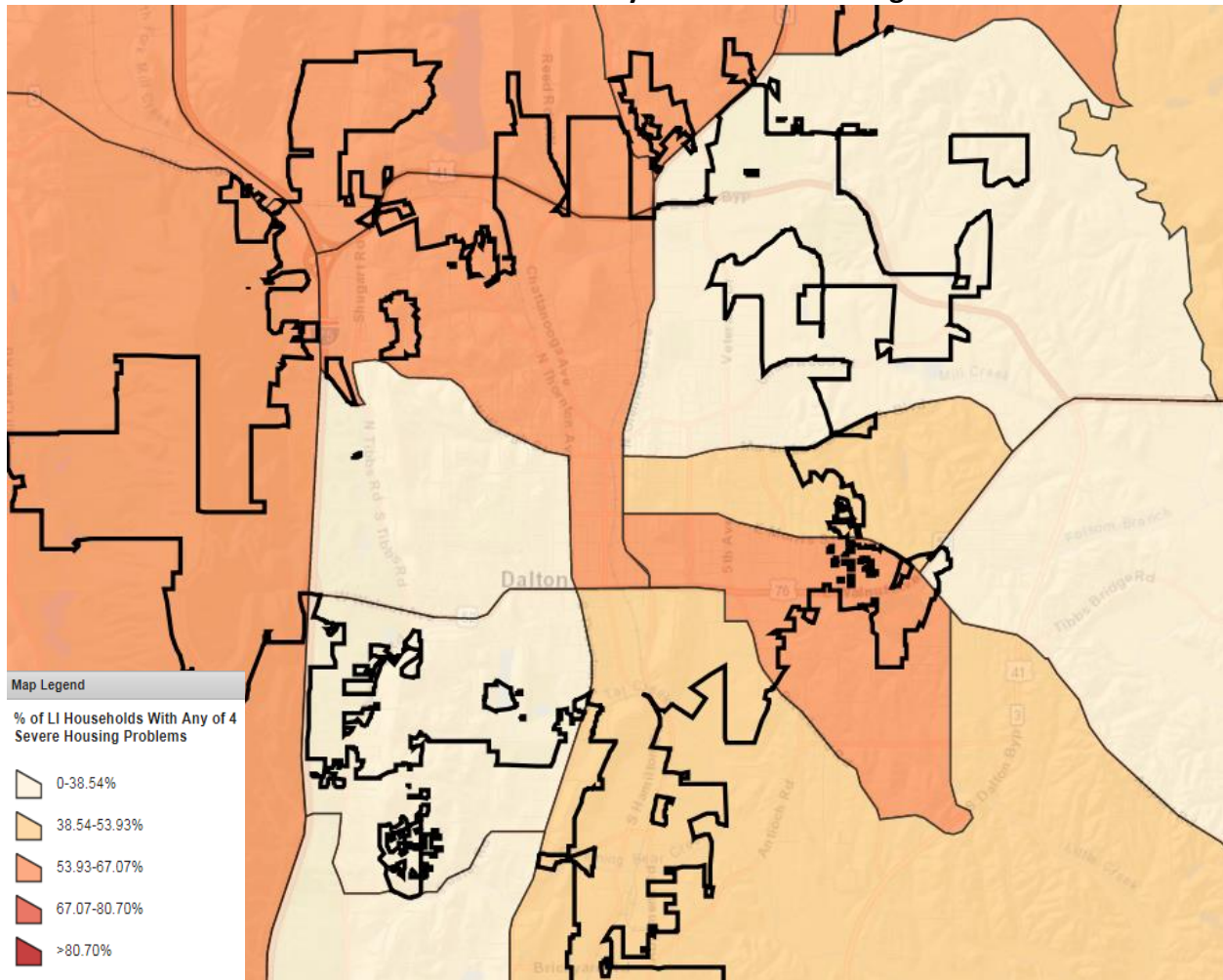
The City will continue to utilize federal funding to support programs that remove barriers to participation in the workforce (such as childcare, affordable healthcare, and public transportation) and enhance and expand community parks, trails, and recreation programs to retain talent and attract investment in the area.

MA-50 Needs and Market Analysis Discussion

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

As shown in the attached map, the highest concentrations (greater than 53%) of low-income households with severe housing problems are in the central and southern part of the City.

Percent of LI Households with Any of 4 Severe Housing Problems

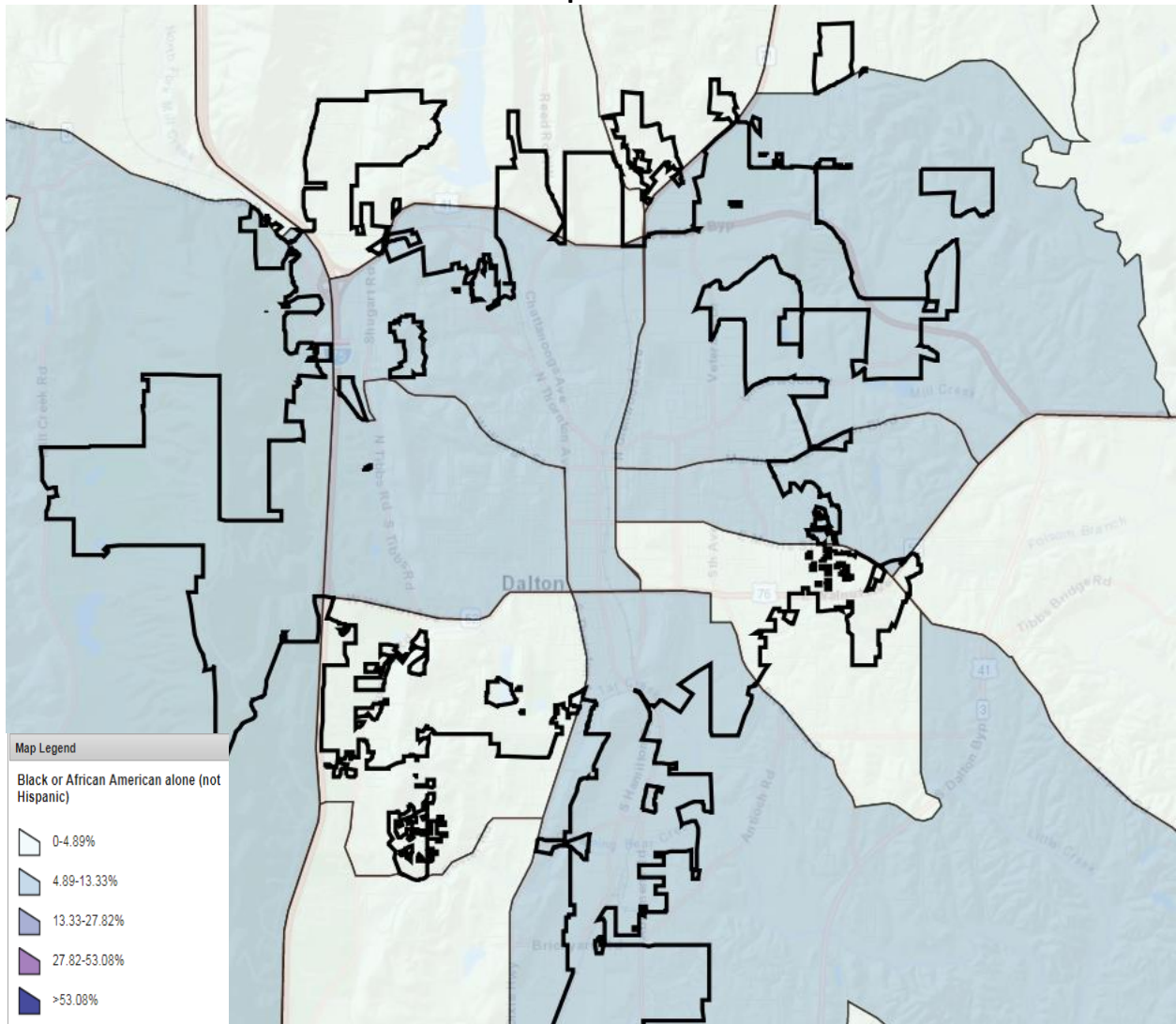


Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

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

An area of racial or ethnic concentration is defined as one in which the minority population share is 20% higher than the group's citywide average. There are no significantly high percentages of African American residents located within the City of Dalton.

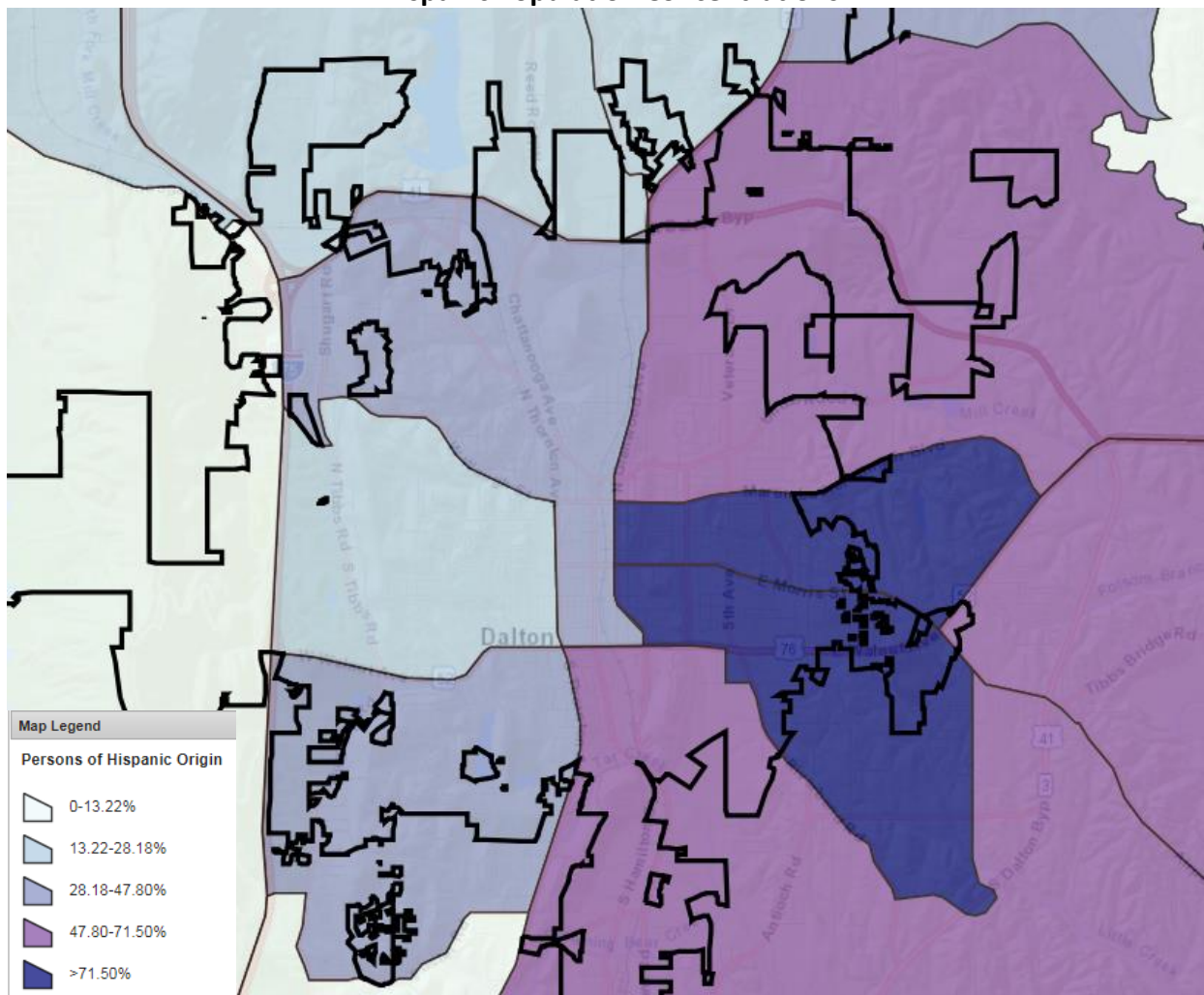
African American Population Concentrations



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

There are significantly higher percentages of Hispanic residents located in the following census tracts: 4.00 (64%); 10 (74.9%); 13 (72.6%); and 12 (51.7%) within the City of Dalton.

Hispanic Population Concentrations

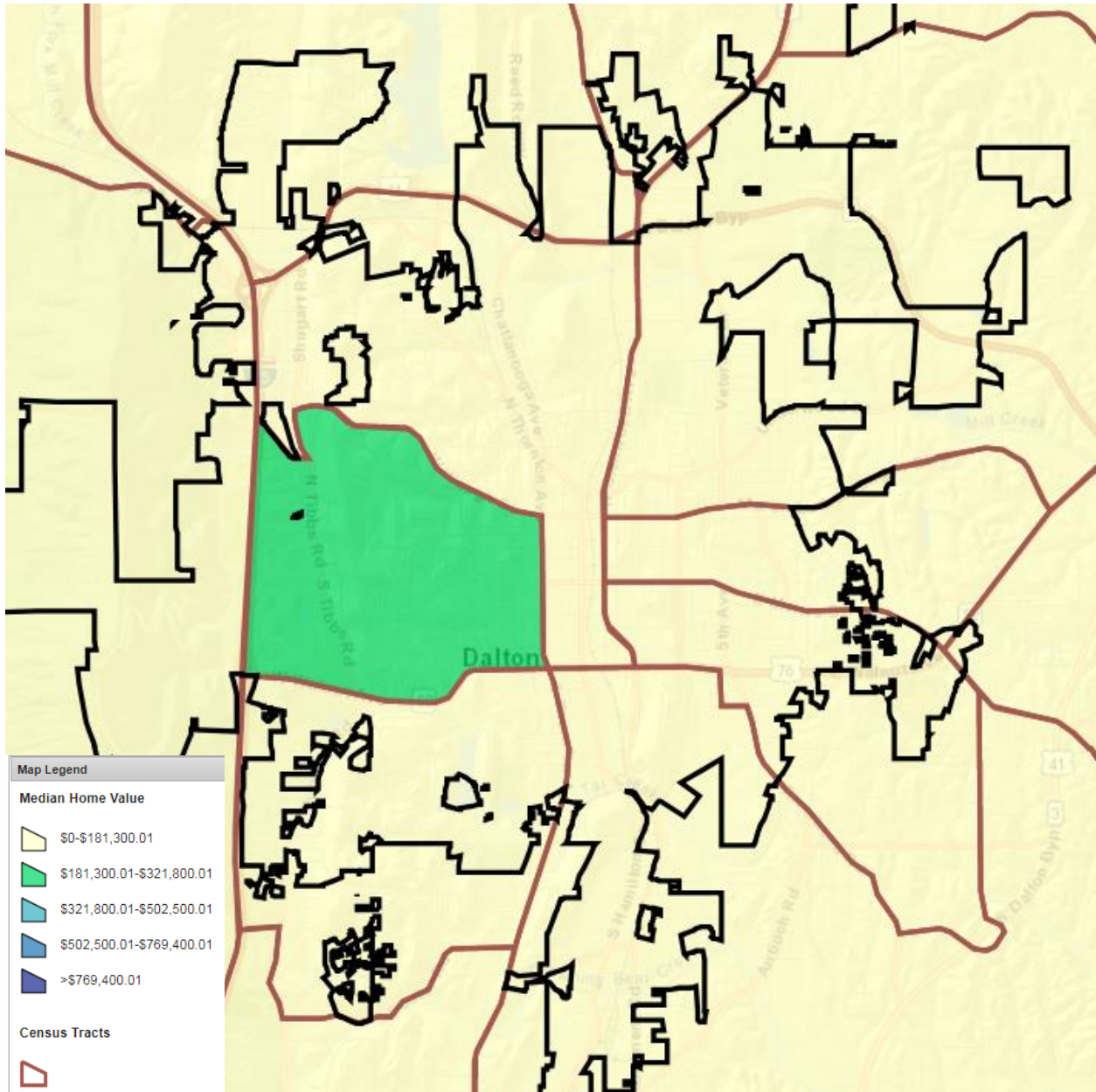


Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

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

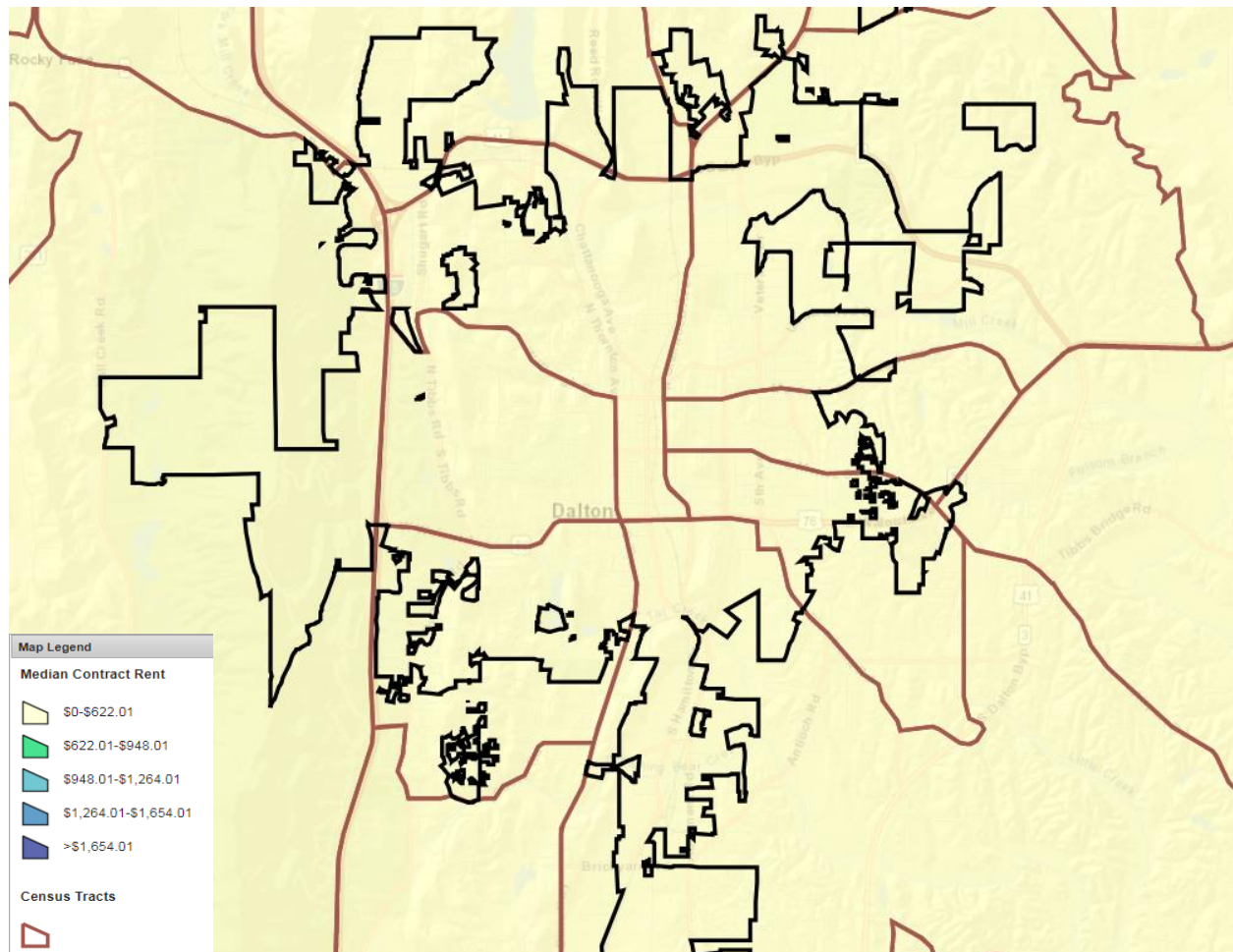
As shown in the following maps, median home values and contract rents in these tracts are lower than in other neighborhoods.

City of Dalton – Median Home Value by Census Tract



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

City of Dalton – Median Contract Rent by Census Tract

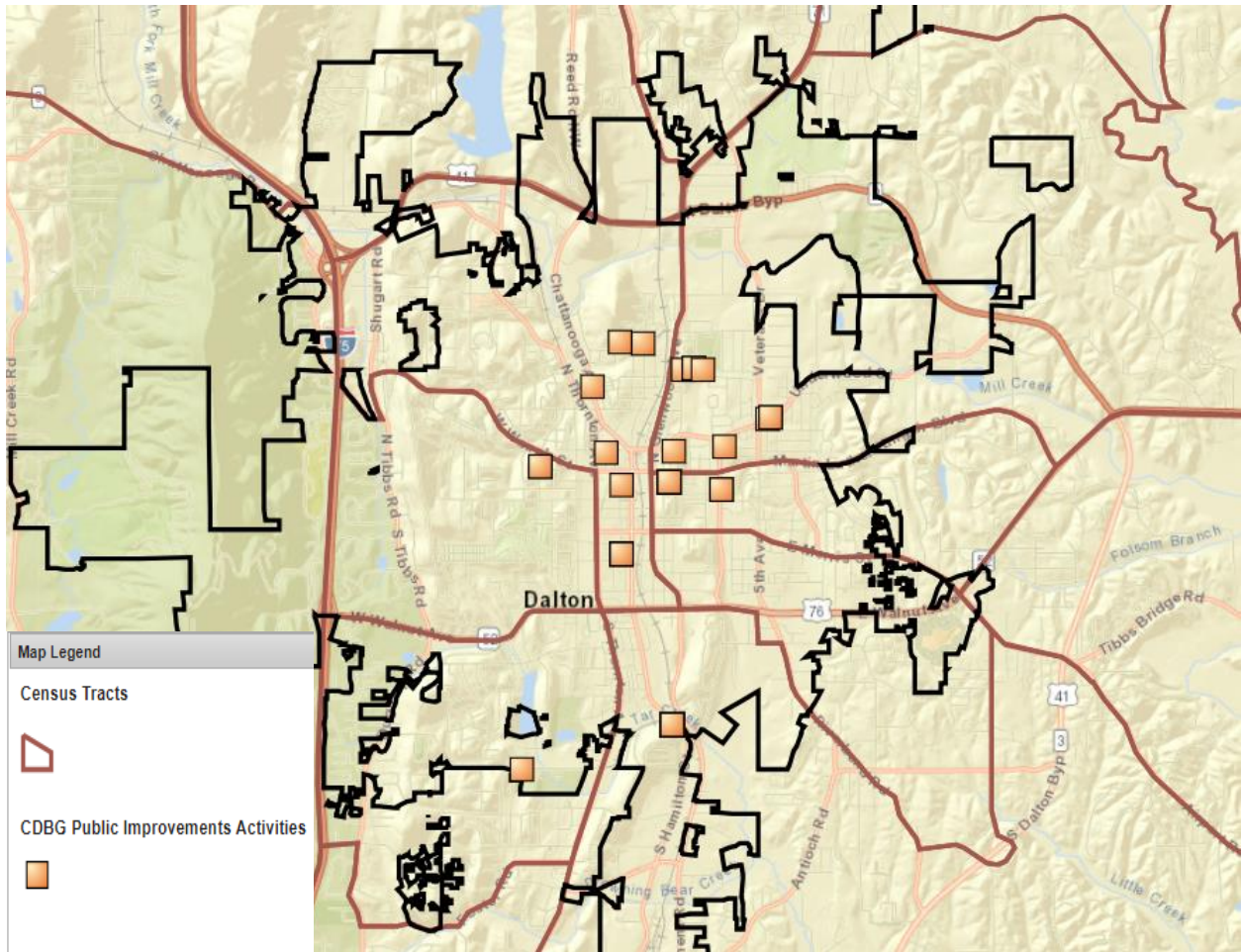


Source: HUD CPD Maps, <https://egis.hud.gov/cpdmaps/>

Are there any community assets in these areas/neighborhoods?

Yes. These tracts are close areas in which the city has utilized CDBG funding to improve public facilities to include recreation facilities and social service facilities. However, these community assets are not equally distributed throughout these areas so that minority and/or low-income residents.

City of Dalton – Community Assets



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

Are there other strategic opportunities in any of these areas?

In order for the City to remain competitive in the global economy, the City must continue to maintain, improve, and expand infrastructure necessary for economic growth. Essential infrastructure for economic development includes both above-ground and below-ground facilities, such as transportation, utilities, and broadband. Ready to develop properties are also vital for continued industrial growth.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

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

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

Geographic Area

Dalton is a mountain city located in Whitfield County, Georgia. It is the county seat of Whitfield County and the principal city of the Dalton, Georgia Metropolitan Statistical Area, which encompasses all of Murray and Whitfield counties. 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) are shown in the table below.

Target Area	Description
Target Area Name:	Citywide
Target Area Type:	Citywide

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

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

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress.
- Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher.

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

Priority Needs

During the development of the Consolidated Plan, a number of priority needs were identified. Guidelines for addressing these priority needs over the 2019-2023 time frame are summarized below:

- **Affordable Housing**
 - Housing Rehabilitation

- **Public Facility and Infrastructure Improvements**
 - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
 - Park Improvements
 - Sidewalk and Infrastructure Improvements
 - Support services for populations with special needs (e.g. elderly, persons with disabilities)

- **Public Services**
 - Health and dental services
 - Services for the homeless and at-risk populations
 - Youth and childcare programs
 - Transportation for seniors and youth

1	Priority Need Name	PLANNING & ADMINISTRATION
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and administration
	Description	Planning and administration for CDBG program.
	Basis for Relative Priority	Effective and efficient implementation of CDBG funding requires adequate resources for program planning and administration.
2	Priority Need Name	PUBLIC SERVICES
	Priority Level	High

	Population	Extremely Low Persons with Developmental Disabilities Individuals Non-housing Community Development Low Elderly Persons with Physical Disabilities Frail Elderly Persons with Mental Disabilities Families with Children Unaccompanied Youth Large Families Mentally Ill veterans Victims of Domestic Violence Persons with Alcohol or Other Addictions Elderly Moderate Victims of Domestic Violence Families with Children Chronic Homelessness Chronic Substance Abuse
	Geographic Areas Affected	Citywide
	Associated Goals	Provide public services.
	Description	Provision of public services
	Basis for Relative Priority	There continues to be a need for services to increase the effectiveness of physical investments that improve conditions for the elderly, youth, low-income persons, and other special populations.
3	Priority Need Name	HOUSING REHABILITATION
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Families Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol

		or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Improve access to and quality of housing.
	Description	Rehabilitation of occupied housing
	Basis for Relative Priority	Existing affordable housing that is lost from the inventory will increase competition for remaining units and decrease access to affordable housing overall.
4	Priority Need Name	PUBLIC FACILITY AND INFRASTRUCTURE IMPROVEMENTS
	Priority Level	Medium
	Population	Extremely Low Income Low Income Moderate Income Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Improve public facilities and infrastructure.
	Description	Expand public facility improvements and improve and maintain infrastructure servicing households in low income areas
	Basis for Relative Priority	Based on physical inspection and interviews conducted during consultation process, existing public facilities are in need of upgrading and expansion. Outdated and deteriorating infrastructure needs to be improved or replaced.

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

Table 48 – Influence of Market Conditions

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

Introduction

The City uses multiple resources to carry out activities that benefit low and moderate-income persons. The City of Dalton receives an annual formula-based allocation from HUD. In Program Year (PY) 2019, the City of Dalton will receive \$399,838 in CDBG funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$410,181	\$0	\$0	CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services

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

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the 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 Dalton	Government	Economic Development Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Dalton-Whitfield Community Development Corporation	Non-profit Organization	Homelessness Non-homeless special needs Ownership Rental public services	Jurisdiction
The Dalton Housing Authority	Non-profit organizations	Low-Income Housing Rental Neighborhood improvements Public Facilities	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The City of Dalton works closely and frequently with Community Housing Resources Corporation and the Dalton-Whitfield County Community Development Corporation and many of the Continuum of Care’s members to address service needs and enhance coordination among local service providers. In order to enhance coordination with local service providers, Dalton staff attends CoC meetings and public housing tenant council meetings. The City of Dalton also supports the Dalton Housing Authority in support of affordable housing opportunities.

Gaps

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

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

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

While there are agencies in the area that provide homeless services and housing in Dalton, the City is limited on data that clearly documents homeless specific needs. The City continues to rely on the local nonprofits to supply the data they have available for homeless needs. The above chart was completed by the local United Way agency.

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Public Facilities	2019	2023	Non-Housing Community Development Needs	Countywide	Neighborhood Revitalization and Reinvestment	CDBG \$146,618	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
2	Improve access to and quality of housing	2019	2023	Affordable housing	Citywide	Expand affordable housing opportunities	CDBG \$120,000	Single Family Rehab: Units
3	Planning and administration	2019	2023	Administration	Citywide	Planning & administration	CDBG \$82,036	Other: <u>1</u>
4	Provide public services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	CDBG \$61,527	Public Services for LMI Benefit: households

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name: Rehabilitate Public Facility
	Goal Description: Rehabilitate existing public facilities to serve LMI households plus special needs and/or homeless individuals
2	Goal Name: Improve access to and quality of housing
	Goal Description: Support rehabilitation of housing for low income households
3	Goal Name: Planning and administration
	Goal Description: Administrative and planning costs to operate the CDBG program successfully
4	Goal Name: Provide public services
	Goal Description: Provision of public services

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

The City of Dalton does not receive HOME grant funds.

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

Not applicable

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

Not applicable

Plan to remove the ‘troubled’ designation

Not applicable

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

Barriers to Affordable Housing

The City's housing market presents significant impediments to development of an adequate supply of affordable housing for low to moderate-income people. Loss of major manufacturing employment opportunities coupled with rising construction costs has created a significant barrier to affordable housing. The City's Analysis of Impediments (AI) to Fair Housing Choice (2019) examined a number of areas in which barriers to the development of affordable housing might exist. Barriers identified in the AI and over the course of the outreach for the development of this Consolidated Plan, include:

- Unavailability of code standard affordable housing for rental and homeownership limits housing choice for low income households, seniors and disable adults
- Commercial Businesses/Industrial Companies may have potential adverse environmental effects on safe affordable housing for residents
- Fear of borrowing money from banks
- Lack of fair housing education
- Inability of non-English speaking or limited English speaking persons to housing related information in their primary languages
- Lack of public transportation
- Lack of emergency, transitional, and supportive housing for homeless men, women, and children.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The strategies listed below are based on public outreach conducted over the course of the development of this Consolidated Plan as well as recommendations from the 2019 AI:

SP-60 Homelessness Strategy – 91.215(d)

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

The City participates in and supports local efforts of the DWCDC and other local agencies in its initiatives and projects. Dalton will also continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. The DWCDC participates in the GA Balance of State Continuum of Care monthly meetings and coordinates services with CoC members. Over the next Consolidated Plan period, the City anticipates collaborating with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population.

The Georgia Balance of State 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 DWCDC, annually assesses the characteristics of the homeless population in City. This data allows the Continuum and the City 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.

Addressing the emergency and transitional housing needs of homeless persons

The City supports efforts of decreasing or ending homelessness in Dalton and supports the local Continuum of Care initiatives. Emergency needs for shelter are handled by the Georgia Balance of State Continuum of Care. The transitional housing needs of homeless persons are addressed below.

The City of Dalton does not receive its own ESG allocation and therefore relies on the allocation received by the agencies applying to the Georgia Balance of State Continuum of Care. These agencies are awarded funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Dalton to include homeless families, single men and women, and survivors of domestic violence. The City supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

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 Georgia Department of Community Affairs (DCA) administers the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Dalton. DCA has identified rapid re-housing as a priority during the next Consolidated Plan period. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters.

The City of Dalton encourages collaboration with organizations to transition as many people as possible into permanent housing. The City also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

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

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities.

DWDCDC receives an allocation from DCA to coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

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

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

The Whitfield County Health Department educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the County and Dalton has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards in accordance with the State of Georgia requirements for Lead based Paint abatement.

Government assisted projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines. Policies and procedures for abatement of lead hazards have been established in Dalton.

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

The building inspection department for the City of Dalton and Whitfield County implements regulations that are in compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, known as Title X. Sections 1012 and 1013 of Title X amended the LBP Poisoning Prevention of 1971, the basic law covering LBP in Federally associated housing. Section 1018 of this law directed the Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) to require the disclosure of known information on LBP and hazards before the sale or lease of most housing built before 1978. In most cases related to lead poisoning of children, it has been through exposure to dust or debris from LBP. The Whitfield County Health Department maintains a list of all LBP cases for the City.

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

The City follows the policies and procedures of the local building inspection department.

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

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

Dalton will continue to increase its efforts to implement anti-poverty strategies over the next five years. The City will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate-income residents.

The City will continue to provide assistance to low and moderate income residents through the following initiatives:

- Provide assistance to nonprofit organizations;
- Continue to implement Section 3 policy as necessary.
- Continue to encourage nonprofit organizations to expand community development programs to incorporate job-training opportunities as a part of their operations.

Through the initiatives described above, and in cooperation with the agencies and nonprofit organizations noted, the City will continue to assist low and moderate-income residents of Dalton over the next five years.

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

The City will use CDBG funding to support public service activities and facilities that seek to reduce poverty through training, individual case management, and employment opportunities. The City will also partner with nonprofit agencies in support of affordable housing, work and employment opportunities. The City funds the maximum CDBG public service of 15% each funding year to assist with these 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, Dalton implements a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent potential compliance issues.

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

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

Expected Resources

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

Introduction

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

The PY2018 budget, not including program income, is an estimate of the funding received in PY2018, because the exact budget amount for these entitlement programs have not been approved by Congress. The anticipated amount for each program is CDBG (\$399,838). The City does not anticipate receiving any program income during the next Plan year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$399,838	\$0	\$0	\$399,838	\$1,999,190	CDBG funding will address housing, community development and economic development needs in the City. Agencies will leverage CDBG funds with other public social service dollars and private donations.

Table 53 - Expected Resources – Priority Table

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

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

to increase services to residents. The nonprofit organizations funded have the financial capacity through foundations and fundraising campaigns to leverage CDBG funds and expand their services to benefit more low and moderate-income persons.

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

Not applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Public Facilities	2019	2023	Non-Housing Community Development Needs	Countywide	Neighborhood Revitalization and Reinvestment	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: _____ Persons Assisted
2	Improve access to and quality of housing	2019	2023	Affordable housing	Citywide	Expand affordable housing opportunities	\$	Single Family Rehab: Units
3	Planning and administration	2019	2023	Administration	Citywide	Planning & administration	\$	Other: <u>1</u>
4	Provide public services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services	\$	Public Services for LMI Benefit: households

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name: Improve access to public facilities
	Goal Descriptions: Eliminate threats to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements
2	Goal Name: Improve access to and quality of housing
	Goal Description: Support rehabilitation of housing for low income households
3	Goal Name: Planning and administration
	Goal Description: Administrative and planning costs to operate the CDBG program successfully
4	Goal Name: Provide public services
	Goal Description: Provision of public services

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 55 – Project Information

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

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

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

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

Racially and Ethnically Concentrated Areas of Poverty

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons. A portion of CDBG funds will be used for the rehabilitation and renovation of single-family homes in low-income neighborhoods to improve the housing conditions within those neighborhoods. This method of allocation will enable the City to serve the most disadvantaged residents given the limited funding available.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

A portion of the City’s CDBG funds will be allocated to rehabilitate existing housing units. The special needs population will be served through local service providers. The homeless population will be served through the Continuum of Care. The goals below are estimates based on the 2019 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

Table 57 - 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	10
Acquisition of Existing Units	0
Total	10

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City does not own or manage any public housing. The Dalton Housing Authority is a separate legal entity that oversees public housing within the City’s jurisdiction.

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

Not Applicable

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

Not Applicable

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

Not Applicable

Discussion

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

The City of Dalton will continue to work closely with agencies affiliated with the Georgia Balance of State CoC. Dalton and the CoC will prioritize families who have received a summons for eviction. In Georgia, the highest predictor of homelessness is a summons for eviction. We know that once a household lands in eviction court, the landlord will be granted relief and will place a lock on the door, retaining all possessions, usually immediately after court. Other risk factors include a history of instability and a dramatic change in income. In the next cycle of ESG funding, the Georgia Balance of State CoC will prioritize individuals and families seeking rapid rehousing and homelessness prevention in coordinated entry. Our hope is that prevention dollars can be used for households most in need and reduce the number of households who fall into homelessness.

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

The City participates in and supports the local COC and its initiatives and projects. Dalton will also continue to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. The city collaborates with various agencies that participate in the Continuum of Care regular meetings and coordinates services with CoC members. Over the next Consolidated Plan period, the City anticipates collaborating with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population.

The Georgia Balance of State 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 Dalton Whitfield Community Development Corporation, annually assesses the characteristics of the homeless population in City. This data allows the City to track the changing needs of the homeless. The City will continue support the efforts in the preparation of the Point in Time Count.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports efforts of decreasing or ending homelessness in the City of Dalton and supports the local Continuum of Care's initiatives. Emergency needs for shelter are handled by local

agencies receiving funding through the Georgia Balance of State Continuum of Care. The transitional housing needs of homeless persons are addressed below.

The City of Dalton does not receive its own ESG allocation and therefore relies on the allocation received by the State. The Department of Community Affairs provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Dalton to include homeless families, single men and women, and survivors of domestic violence. The City supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

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 Georgia Department of Community Affairs (DCA) administers the Emergency Solutions Grant Program and oversee activities for homeless individuals and families in Dalton. DCA has identified rapid re-housing as a priority during the next Consolidated Plan period. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters. According to the most recent Point in Time Count (PIT) of homeless persons in Dalton conducted on January 26, 2016, 320 persons in the City of Dalton were sleeping in either emergency or transitional shelters; and 207 persons were unsheltered.

The City of Dalton encourages collaboration with organizations to transition as many people as possible into permanent housing. The City also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment instruments and procedures, and on-going coordination of assistance among community organizations.

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

The Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities.

DWCDC receives an allocation from DCA to coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention which includes housing relocation and stabilization services and for short term (up to 3 months) or medium term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.

Discussion

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

Introduction:

The City conducted its Analysis of Impediments to Fair Housing Choice (AI) in 2019 as part of that process the City and its stakeholders who participated in the process identified several contributing factors that create barriers to affordable housing and opportunities. A detailed description of these contributing factors can be found in the 2019 AI (accessed from the City of Dalton website) and highlights are listed below:

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

Discussion:

Goal 1: Lack of Affordable Housing for Dalton Residents - Promote the development and rehabilitation of various types of housing that is affordable to lower income households.

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

- Continue to support and encourage plans from both private developers and non-profit housing agencies to develop, construct, and/or rehabilitate affordable housing in the City.
- Survey the existing residential, mixed-use residential/commercial, and vacant structures to better utilize space for additional housing.
- 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.

Goal 2:

Inadequate fair housing education and awareness in community, especially for underrepresented and minority populations with Limited English Proficiency (LEP).

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

- Outline the procedures and process to report or file a fair housing complaint.
- Publicize the procedures and process in the local newspaper; post in public buildings, social service agencies' offices, and print out fliers to pass out.
- Develop opportunities to educate tenants, landlords, sellers, and mortgage brokers.
- Review and improve the rate of underwriting approval for minorities and persons of Hispanic origins in mortgage loan approvals as evidenced by the Home Mortgage Disclosure Act (HMDA) data.
- All essential documents, forms, and directions should be printed in English and Spanish, and a reference sheet in multiple languages should be attached to inform non-English speaking persons who to contact.

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 this Annual Plan. As has been the situation in the past and most likely in the future the primary obstacle to these actions is a lack of funding.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, Dalton along with the Georgia Balance of State CoC will support the expansion of HMIS technology beyond homeless service providers to link the various categories of services provided by CoC members and standardize performance measures. Dalton will also 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

Affordable housing will be maintained and encouraged by the introduction of a minor home repair program to assist low income families with remaining in their homes. To promote affordable housing and fair housing choice, the City will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

Actions planned to reduce lead-based paint hazards

Dalton through the Georgia State Department of Health educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the City has planned a steady, long-term response in accordance with Federal lead-based paint standards, other applicable federal regulations, and local property standards. Government assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines.

Actions planned to reduce the number of poverty-level families

Current programs that are designed to assist households with incomes below poverty level are provided by several local nonprofits. The City will continue to direct residents to these agencies for antipoverty assistance programs. The City's highest poverty levels correspond with the

target areas for CDBG funding. In the past, the City funded some of the nonprofits for housing needs and will continue in the future.

The Antipoverty Strategy section of the Con Plan is to use CDBG funding to support public service activities and facilities that seek to reduce poverty through training, individual case management, and employment opportunities. The City will also partner with nonprofit agencies in support of affordable housing, work and employment opportunities.

Actions planned to develop institutional structure

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

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

The City of Dalton will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify the needs of its citizens. Dalton will seek opportunities to participate in collaborative groups to streamline the actions of public service agencies to improve the lives of all persons in the city. These groups address a broad range of needs for families including homelessness, public safety, workforce development, literacy, and allocation of other resources. The creation of such an entity will allow local non-profit organizations to focus their efforts collectively and to avoid duplication of services within the City.

Discussion:

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

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

No alternate/local data was used in the development of this plan.