



**MAYOR AND COUNCIL MEETING  
MONDAY, JUNE 17, 2024  
6:00 PM  
DALTON CITY HALL - COUNCIL CHAMBERS**

**AGENDA**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Public Commentary:** *(Please Complete Public Commentary Contact Card Prior to Speaking. Limit of 3 Minutes Per Person)*

**Presentations:**

1. Department Head Reports

**Minutes:**

- [2.](#) Mayor & Council Work Session Minutes of June 03, 2024  
Mayor & Council Minutes of June 03, 2024

**Unfinished Business:**

- [3.](#) Second Reading Ordinance 24-15 The request of Maria Amaya to rezone from Medium Density Single Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 0.17 acres located at 900 Riverbend Road, Dalton, Georgia. Parcel (12-255-02-024).
- [4.](#) Second Reading Ordinance 24-16 The request of Jason Goldberg to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.15 acres located at 1127 Riverbend Drive, Dalton, Georgia. Parcel (12-255-10-016).

**New Business:**

- [5.](#) Resolution 24-14 for approval of the Five-Year Consolidated Plan for the Community Development Block Grant Program (CDBG) and the Annual Action Plan for CDBG funding in the amount of \$381,589.
- [6.](#) Memorandum of Understanding with Dalton Serenity Club for Services Provided for Drug Addiction Prevention and Treatment.
- [7.](#) Approval of USDA Grant Agreement and SF-424 for Dalton Urban Garden Park

MAYOR AND COUNCIL MEETING AGENDA  
JUNE 17, 2024

8. General Construction Agreement with Wadsworth Golf Construction Company for Bunker Renovation at Nob North Golf Course
9. Corrective Action Plan, Temporary Construction Easement, and Permanent Drainage Easement for Stormwater Improvements located within 2251 Rocky Face Circle.

**Supplemental Business**

**Announcements:**

10. The City Council Meeting scheduled for Monday, July 1, 2024 has been cancelled. City offices will be closed Thursday, July 4, 2024 for Independence Day. The next City Council Meeting will be held Monday, July 15, 2024.

**Adjournment**

THE CITY OF DALTON  
MAYOR AND COUNCIL  
WORK SESSION MINUTES  
JUNE 3, 2024

The Mayor and Council held a Work Session this evening at 5:00 p.m. at City Hall. Present were Mayor Annalee Sams, Council members Dennis Mock, Nicky Lama, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe.

REPORT ON DEO CLINIC ACITIVES

DEO Executive Director, Heather Donahue gave a comprehensive report outlining Dalton Episcopal Outreach's (DEO) founding history, the need for a DEO clinic in our community, 2023 accomplished snapshots, and 2024 developments to the Council. A copy of the presentation is a part of these minutes.

CITY ADMINISTRATOR REPORT

City Administrator Andrew Parker and Public Works Director Chad Townsend presented to the Mayor and Council the proposed West Hill Cemetery Columbarium Site Design and Expansion. Mr. Townsend outlined West Hill Cemetery currently has approximately 7 years of burial plots inventory and adding a columbarium addition would alleviate inventory concerns.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was Adjourned at 5:45 p.m.

\_\_\_\_\_  
Gesse Cabrera  
Deputy City Clerk

\_\_\_\_\_  
Annalee Sams, Mayor

Recorded  
Approved: \_\_\_\_\_  
Post: \_\_\_\_\_

THE CITY OF DALTON  
MAYOR AND COUNCIL MINUTES  
JUNE 3, 2024

The Mayor and Council held a meeting this evening at 6:00 p.m. at City Hall. Present were Mayor Annalee Sams, Council members Dennis Mock, Nicky Lama, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe.

CALL TO ORDER

Mayor Sams called the meeting of the Mayor and Council to order.

PLEDGE OF ALLEGIANCE

Council member Lama led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Council member Farrow, second Council member Goodlett, the agenda was amended to add item # 9 titled “Executive Session” after item #8 on the agenda. The vote was unanimous in favor.

PUBLIC COMMENTARY

Carpet Capital Aquatics Club Coach, Jason Meszaros expressed the need for the club to have a reliable place to practice swimming as they have currently not had one for close to six months. City Administrator Andrew Parker gave a timeline completion update of August 31, 2025 on the John Davis Aquatic Center.

DEPARTMENT HEAD REPORTS

There were no reports.

PROCLAMATION – MUNICIPAL COURT CLERKS WEEK – JUNE 10-14, 2024

Mayor Sams and Council member Steve Farrow presented a Proclamation to Dalton Municipal Court, proclaiming the week of June 10-14, 2024 as “Municipal Court Clerks Week” and further extend appreciation to Municipal Clerk’s Misty Wimpey, the Chief Clerk, and all Municipal Court clerks for the vital services they perform and exemplary dedication to the community.

MINUTES

The Mayor and Council reviewed the Regular meeting minutes of May 20, 2024. On the motion of Council member Lama, second Council member Mock, the minutes were approved. The vote was unanimous in favor.

SECOND READING – ORDINANCE 24-14

Second Reading of Ordinance 24-14 To Amend Chapter 2 Of The 2001 Revised Code of The City of Dalton, Georgia Captioned "Administration"; To Provide for An Effective Date; To Provide for The Repeal of Conflicting Ordinances; To Provide for Severability; and for Other Purposes. On the motion of Council member Mock, second Council member Farrow, Ordinance 24-14 was approved. The vote was unanimous in favor.

MEMORANDUM OF UNDERSTANDING – LIMESTONE VALLEY CONSERVATION & DEVELOPMENT COUNCIL AND THE CITY OF DALTON

On the motion of Council member Mock, second Council member Farrow, the Mayor and Council approved the Memorandum of Understanding Between Limestone Valley Resource Conservation & Development Council (Limestone) and The City of Dalton for the Urban Garden Project. A copy of the MOU is a part of these minutes. The vote was unanimous in favor.

ARCADIS PROFESIONAL SERVICES TASK ORDER #12 – WEST HILL COLUMBARIUM SITE DESIGN & EXPANSION MASTER PLAN

On the motion of Council member Goodlett, second Council member Farrow, the Mayor and Council approved the execution for the Columbarium Site & Design Cemetery Master Plan Services Agreement with Arcadis Engineering Consultant in the amount of \$163,771.00. A copy of the Services Agreement Task Order #12 is a part of these minutes. The vote was unanimous in favor.

FIRST READING ORDINANEC 24-15 – REQEUST OF MARIA AMAYA REZONING

Dalton Whitfield Zoning Administrator Jean Garland presented the First Reading of Ordinance 24-15. The request of Maria Amaya to rezone from Medium Density Single Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 0.17 acres located at 900 Riverbend Road, Dalton, Georgia. Parcel (12-255-02-024). No action needed for a first reading.

FIRST READING ORDINANEC 24-16 – REQEUST OF JASON GOLDBERG REZONING

Dalton Whitfield Zoning Administrator Jean Garland presented the First Reading of Ordinance 24-16. The request of Jason Goldberg to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.15 acres located at 1127 Riverbend Drive, Dalton, Georgia. Parcel (12-255-10-016). No action needed for a first reading.

EXECUTIVE SESSION – REAL ESTATE MATTERS

On the motion of Council member Farrow, second Council member Lama, the Mayor and Council adjourned into Executive Session at 6:34 p.m. to discuss real estate matters. The vote was unanimous in favor. This concluded the regular meeting.

\_\_\_\_\_  
Gesse Cabrera  
Deputy City Clerk

\_\_\_\_\_  
Annalee Sams, Mayor

Recorded  
Approved: \_\_\_\_\_  
Post: \_\_\_\_\_



## CITY COUNCIL AGENDA REQUEST

**Meeting Type:** Mayor & Council Meeting

**Meeting Date:** 6/17/2024

**Agenda Item:** **The request of Maria Amaya to rezone from Medium Density Single Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 0.17 acres located at 900 Riverbend Road, Dalton, Georgia. Parcel (12-255-02-024)**

**Department:** Planning and Zoning

**Requested By:** Ethan Calhoun

**Reviewed/Approved by City Attorney?** Sent for Review

**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:**

Second Reading Ordinance 24-15 The request of Maria Amaya to rezone from Medium Density Single Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 0.17 acres located at 900 Riverbend Road, Dalton, Georgia. Parcel (12-255-02-024). See attached staff analysis and recommendation

**ORDINANCE NO. 24-15**

To rezone property of Maria Amaya from a Medium-Density Single-Family Residential (R-3) Classification to a Neighborhood Commercial (C-1) Classification; to provide for an effective date; to provide for the repeal of conflicting ordinances; to provide for severability; and for other purposes.

**WHEREAS**, Maria Amaya has petitioned for rezoning of certain real property she owns from R-3 classification to C-1 classification;

**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; and

**WHEREAS**, all other procedures as required by Georgia law have been followed.

**NOW, THEREFORE, BE IT HEREBY ORDAINED**, by the Mayor and Council of the City of Dalton, Georgia, as follows:

**Section 1.**

The real property as described in Exhibit “A” (the “Property”), which is attached to and incorporated herein as a part of this Ordinance, is hereby rezoned from R-3 classification to C-1 classification.

**Section 2.**

This Ordinance shall be effective as of the date of approval of this Ordinance.

**Section 3.**

The City Clerk is instructed to send a copy of this Ordinance to the Dalton-Whitfield Zoning Administrator with a request to record this rezoning on the Official Zoning Map of Whitfield County, Georgia.

**Section 4.**

All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

**Section 5.**

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

**SO ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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 Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and the Ordinance is adopted.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR/MAYOR PRO TEM

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 \_\_\_\_\_.

\_\_\_\_\_  
CITY CLERK, CITY OF DALTON



EXHIBIT "A"

Tax Parcel ID # 12-255-02-024

All that tract or parcel of land lying and being in Land Lot No. 255 in the 12<sup>th</sup> District and 3<sup>rd</sup> Section of Whitfield County, Georgia, and being part of Lots Nos. 101, 102, and 103 of the W. L. Brown Subdivision, as shown by plat of record in Plat Book I, Page 63 (Plat Cabinet A, Slide 15), in the Office of the Clerk of the Superior Court of Whitfield County, Georgia, and described as follows: BEGINNING at the southwest corner of the intersection of Riverbend Road and Doris Street; thence south 21 degrees 26 minutes east along the westerly side of Riverbend Road 66 feet to an iron pin; thence south 85 degrees 21 minutes west 121.62 feet to an iron pin; thence north 2 degrees 14 minutes west 69.5 feet to a mark on a brick on the southerly side of Doris Street; thence north 88 degrees 56 minutes east along the southerly side of Doris Street 99.83 feet to the point of beginning.

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Andrew Parker  
Jonathan Bledsoe  
Jean Price-Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** May 29, 2024

**SUBJECT: The request of Maria Amaya to rezone from Medium Density Single Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 0.17 acres located at 900 Riverbend Road, Dalton, Georgia. Parcel (12-255-02-024)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on May 28, 2024, at 6:00 p.m. at the Whitfield County Courthouse meeting room. A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Maria Amaya.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which recommended the C-1 rezoning be approved. There were no further questions for Calhoun.

Maria Amaya stated that her restaurant had been successful and needed additional room for parking and storage. With no other comments heard for or against, this hearing closed at approximately 6:52 pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **Jody McClurg then made a motion to recommend the C-1 rezoning be approved. Octavio Perez then seconded the motion and a unanimous recommendation to approve the C-1 rezoning followed, 5-0.**

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

**ZONING CASE:** Maria Amaya is seeking to rezone from Medium-Density Single-Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land (parcel 12-3255-02-024) containing a total of 0.17 acres located at 900 Riverbend Road. The subject property currently contains a single-family detached dwelling: The petitioner's request to rezone was made in order to expand their adjacent restaurant operation.

The surrounding uses and zoning are as follows: All adjacent tracts of land to the north and west are zoned R-3. The subject property is adjacent to two C-2 and M-2 zone districts to the south as well as a C-1 tract adjacent to the south. The subject property lies at the convergence of multiple zone districts.

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

**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.**

The subject property is near the convergence of the R-3, C-1, C-2, and M-2 zone districts. This area can be described as a mix of zone districts and land use from single-family detached dwellings to heavy manufacturing. The existing development of this area is that of a commercial character near Walnut Avenue that transitions to manufacturing to the south with pockets of aging residential properties.

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

This area has long been in a transitional state with the growth associated with Walnut Avenue. The subject property, while residential, has been adjacent to multiple commercial and manufacturing zones and businesses for a number of years. The proposed development would improve the consistency of this area in terms of zoning and development with no expectation of an adverse impact on the values of the adjacent properties.

**(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, as stated previously, borders multiple manufacturing and commercial properties. The subject property is suitable for commercial redevelopment given the established character of the area. The limited area of the petitioner's adjacent restaurant raises the need for expansion, and the subject property would be suitable to accommodate additional parking and space for the adjacent business.

**(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.**

N/A

**(E) Whether the proposed (C-1) amendment, if adopted or approved, would result in a use which would or could cause 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.**

The subject property is limited in size, but its purpose would be to serve as an expansion for an adjacent business with a limited site area. Increasing the site area of the adjacent restaurant would help improve off-street parking and service access. The limited size and intensity of the subject property do not raise a concern in regard to utility or public infrastructure burden.

**(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 comprehensive plan's future development map shows this property to be within the Town Neighborhood Revitalization character area. The Town Neighborhood Revitalization character area is intended to represent areas of the city that are aging and in need of investment and redevelopment. The proposed rezoning would create the opportunity for a limited expansion of a small business already in operation. The majority of adjacent properties are already zoned and developed for higher-intensity commercial and manufacturing land use. The neighborhood commercial zone district is intended to provide limited commercial retail and dining options for adjacent and nearby neighborhoods. The C-1 zone district at this location would serve as a transition between the residential and commercial/manufacturing zone districts and the pocket neighborhood to the west.

**(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.**

The proposed C-1 rezoning would simply enlarge the existing C-1 zone district and shrink the R-3 zone district. The proposed rezoning would help to create a smooth transitional transition between the commercial and manufacturing districts and the adjacent pocket neighborhood.

**(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 to approve the requested C-1 rezoning of the subject property based on the following factors:

1. The requested C-1 zone district would allow for the use of the subject property in a manner that would not conflict with the established pattern of development in this area.
2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the established commercial zoning and development pattern of this area.
3. The requested C-1 zone district would allow for the expansion of the adjacent restaurant without encroaching on the adjacent pocket residential neighborhood. The C-1 zone district is a good fit based on the Town Neighborhood Revitalization character area in the Comprehensive Plan.

# Amaya Rezoning Request

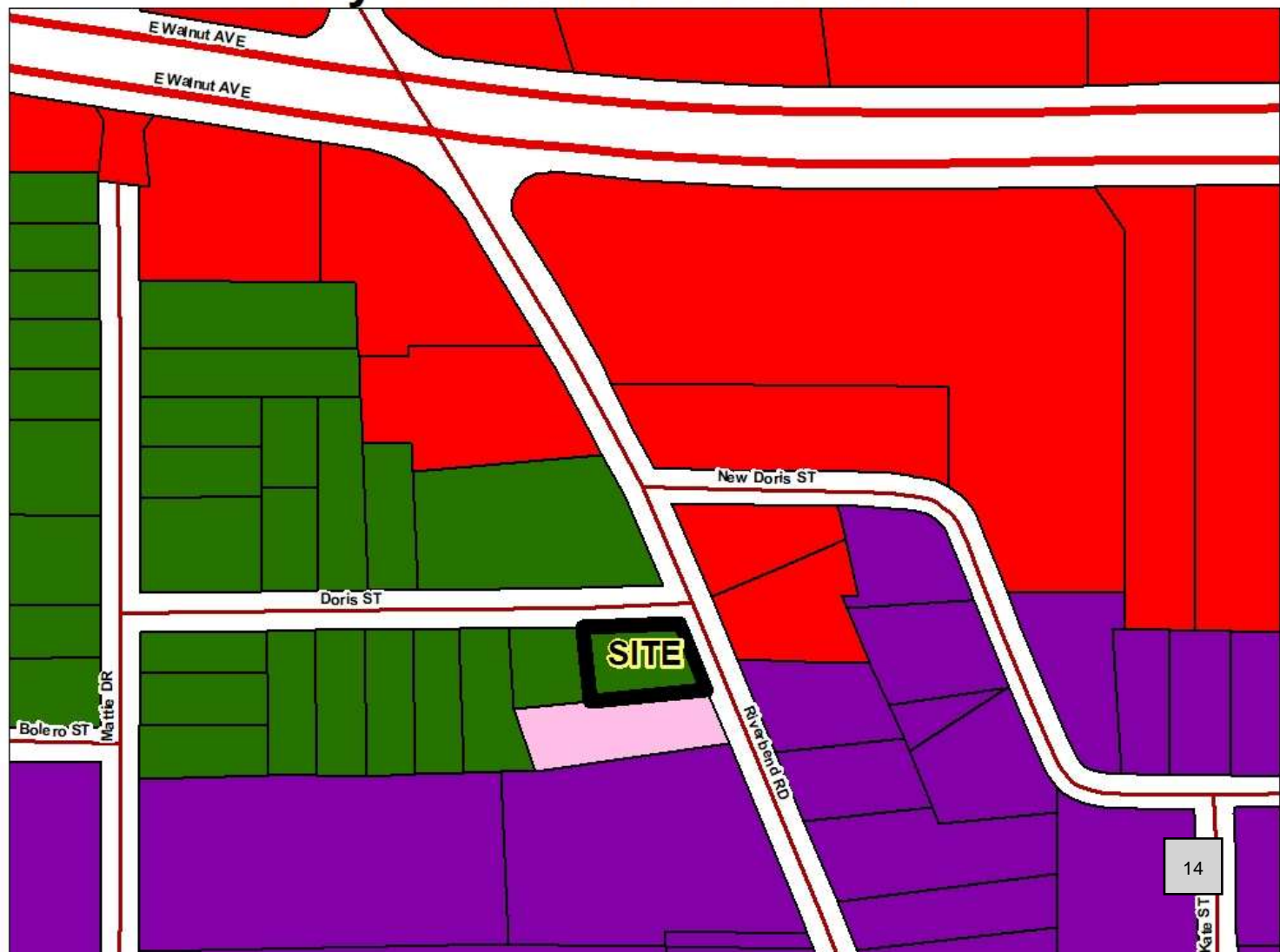
## R-3, Medium Density Single Family Residential to C-1, Neighborhood Commercial City of Dalton Jurisdiction



### ZONING

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

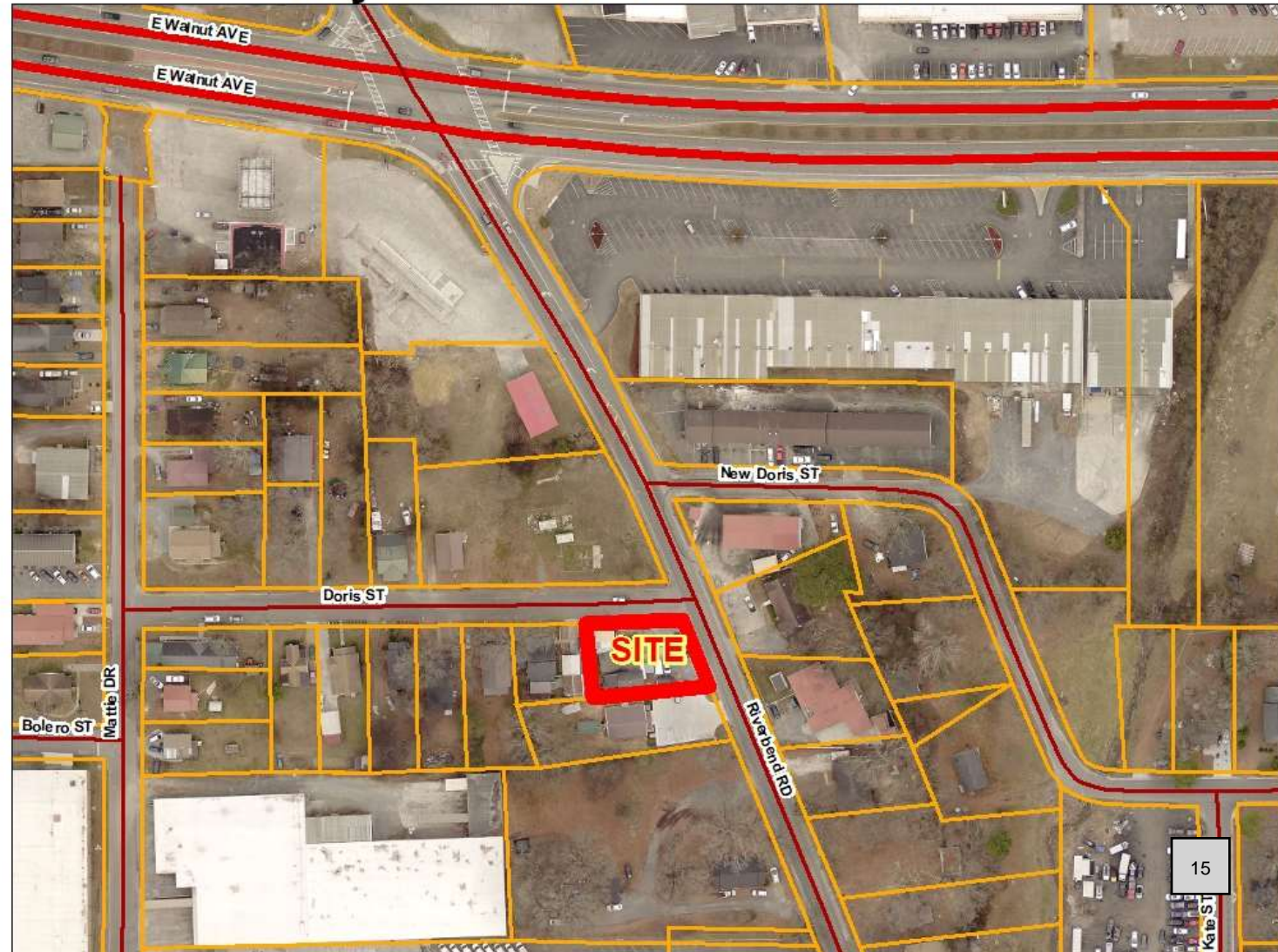
**FEET**  
**100**



# Amaya Rezoning Request R-3, Medium Density Single Family Residential to C-1, Neighborhood Commercial City of Dalton Jurisdiction



**FEET**  
**100**



**Amaya Rezoning Request  
R-3, Medium Density Single Family Residential  
to  
C-1, Neighborhood Commercial  
City of Dalton Jurisdiction**



**FEET  
100**





# Amaya Rezoning Request

## R-3, Medium Density Single Family Residential

to

## C-1, Neighborhood Commercial

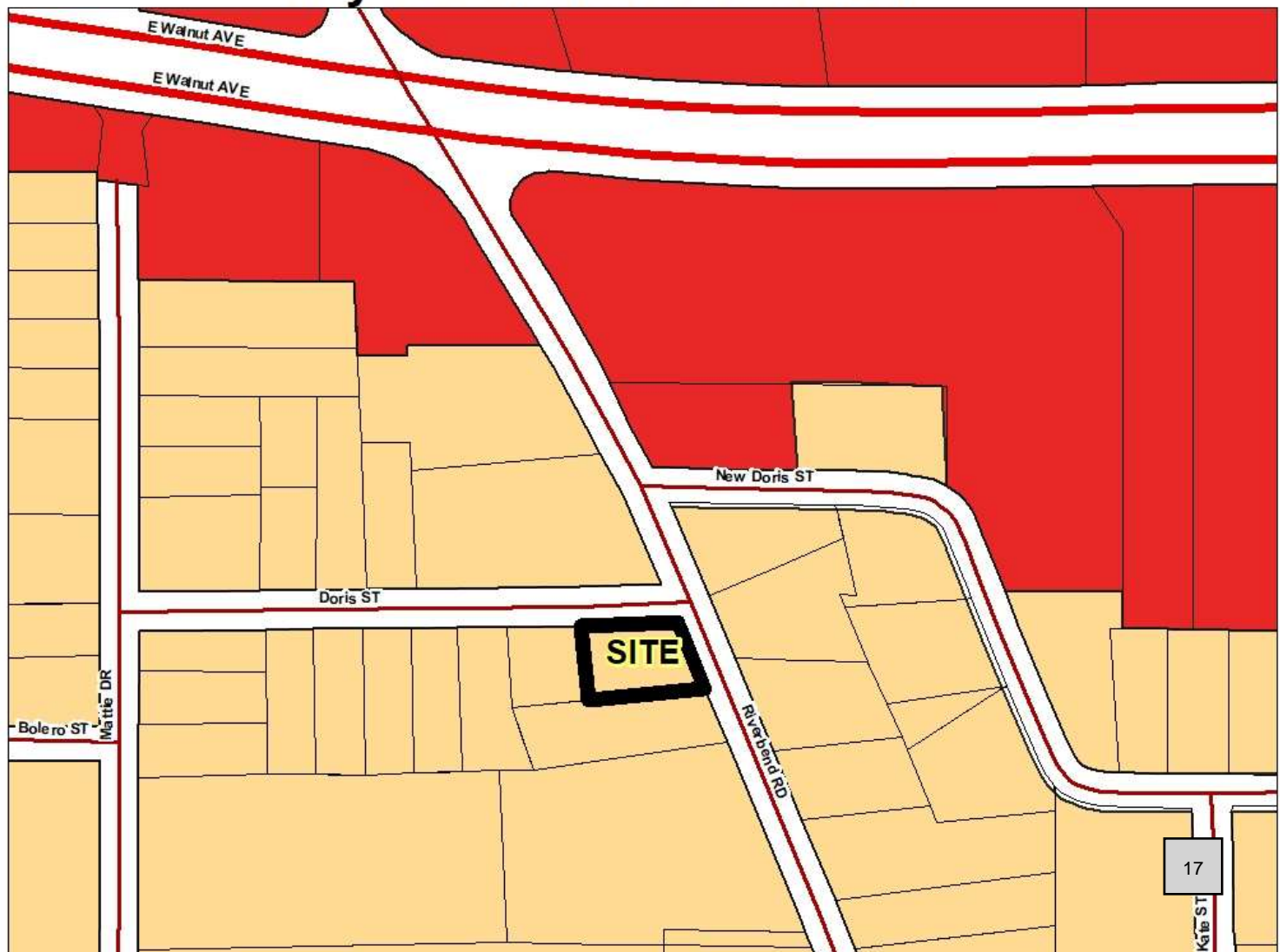
### City of Dalton Jurisdiction



**FUTURE DEVELOPMENT MAP**

-  Commercial Corridor
-  Town Neighborhood Revitalization

**FEET**  
**100**





## CITY COUNCIL AGENDA REQUEST

**Meeting Type:** Mayor & Council Meeting

**Meeting Date:** 6/17/2024

**Agenda Item:** **The request of Jason Goldberg to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.15 acres located at 1127 Riverbend Drive, Dalton, Georgia. Parcel (12-255-10-016)**

**Department:** Planning and Zoning

**Requested By:** Ethan Calhoun

**Reviewed/Approved by City Attorney?** Sent for Review

**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:**

Second Reading Ordinance 24-16 The request of Jason Goldberg to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.15 acres located at 1127 Riverbend Drive, Dalton, Georgia. Parcel (12-255-10-016). See attached staff analysis and recommendation

**ORDINANCE NO. 24-16**

To rezone property of Preferred Tufters, Inc. from a Heavy Manufacturing (M-2) Classification to a Rural Residential (R-5) Classification; to provide for an effective date; to provide for the repeal of conflicting ordinances; to provide for severability; and for other purposes.

**WHEREAS**, Preferred Tufters, Inc., by and through its president and authorized representative, Jason Goldberg, has petitioned for rezoning of certain real property it owns from M-2 classification to R-5 classification;

**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; and

**WHEREAS**, all other procedures as required by Georgia law have been followed.

**NOW, THEREFORE, BE IT HEREBY ORDAINED**, by the Mayor and Council of the City of Dalton, Georgia, as follows:

**Section 1.**

The real property as described in Exhibit “A” (the “Property”), which is attached to and incorporated herein as a part of this Ordinance, is hereby rezoned from M-2 classification to R-5 classification.

**Section 2.**

This Ordinance shall be effective as of the date of approval of this Ordinance.

**Section 3.**

The City Clerk is instructed to send a copy of this Ordinance to the Dalton-Whitfield Zoning Administrator with a request to record this rezoning on the Official Zoning Map of Whitfield County, Georgia.

**Section 4.**

All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

**Section 5.**

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

**SO ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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 Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and upon the question the vote is \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and the Ordinance is adopted.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR/MAYOR PRO TEM

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 \_\_\_\_\_.

\_\_\_\_\_  
CITY CLERK, CITY OF DALTON

EXHIBIT "A"

Tax Parcel ID # 12-255-10-016

A certain tract or parcel of land lying and being in Land Lot 255 in the 12<sup>th</sup> District and 3rd Section of Whitfield County, Georgia, and being located in the City of Dalton, said State and County, being that identical tract as shown on plat of survey prepared by Peter L. Bakkum for Ronald Headrick, dated May 4, 1982, being more particularly described as follows:

BEGINNING at an iron pin located at the northeast corner of the dead end of Riverbend Drive; thence south 89 degrees 36 minutes west, following the north side of said Riverbend Drive, 110 feet to an iron pin at the east line of Fifth Avenue Subdivision; thence north, along the east side of said Fifth Avenue Subdivision, 61.7 feet to an iron pin; thence north 89 degrees 36 minutes east 110 feet to an iron pin; thence south 61.7 feet to the point of beginning.

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Andrew Parker  
Jonathan Bledsoe  
Jean Price-Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** May 29, 2024

**SUBJECT: The request of Jason Goldberg to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.15 acres located at 1127 Riverbend Drive, Dalton, Georgia. Parcel (12-255-10-016)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on May 28, 2024, at 6:00 p.m. at the Whitfield County Courthouse meeting room. A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Jason Goldberg.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which recommended the R-5 rezoning be approved. There were no further questions for Calhoun.

Jason Goldberg stated that the subject property was part of the eastern adjacent manufacturing operation that he also owns. Goldberg stated that the subject property is not usable in relation to the adjacent manufacturing operation, and the proposed rezoning would allow for an affordable home to be constructed on the subject property rather than it remaining undeveloped. Chairman Lidderdale confirmed that Goldberg would oversee the development of the subject property if the rezoning is approved.

With no other comments heard for or against, this hearing closed at approximately 6:56 pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Chris Shiflett then made a motion to recommend the R-5 rezoning be approved. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.**

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

**ZONING CASE:** Jason Goldberg is seeking to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land (parcel 12-255-10-016) containing a total of 0.15 acres located at 1127 Riverbend Dr. The subject property is undeveloped: The petitioner's request was made to develop the subject property for residential use.

The surrounding uses and zoning are as follows: Adjacent tracts of land are developed with single-family detached dwellings to the north, south, and west. The eastern adjacent tract of land contains an aging manufacturing building. All adjacent tracts of land are zoned M-2. Riverbend Drive can be described as a mixed-density pocket neighborhood within an industrial area of the city.

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

**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.**

The City's former pyramid-style zoning ordinance would have permitted residential uses in the M-2 zone district, which may explain the existence of the M-2 zone at this location despite the long-standing residential development pattern surrounding most of the subject property. This area is host to a number of varying developments from single-family detached, multi-family residential, and industrial with the subject property appearing to be within a small "pocket neighborhood."

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

The proposed rezoning would likely have no negative impacts on any of the surrounding adjacent properties based on the existing zoning and development of this area.

**(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 M-2 zone district of the UZO is intended solely for high-intensity industrial and manufacturing developments. The subject property's limited size makes it a poor candidate for manufacturing and industrial development. The existing amount of residential development in this area suggest that residential development of the subject property is within reason.

**(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.**

N/A

**(E) Whether the proposed (R-5) amendment, if adopted or approved, would result in a use which would or could cause 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.**

This is an area with an abundance of public utility capacity for both water and sewer, so there would be no expectation for a burden in regard to public infrastructure if this rezoning is approved. The limited size of the subject property does not create concern regarding vehicle trip generation.

**(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 comprehensive plan's future development map shows this property to be within the Town Neighborhood Revitalization character area. This character area is intended to promote reinvestment in aging residential neighborhoods where blight and high vacancy rates are notable. The proposed rezoning is an excellent fit based on the intent of the Comprehensive Plan and Town Neighborhood Revitalization character area.

**(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.**

No issues were identified here. The proposed rezoning would establish an island of R-5 zoning entirely surrounded by the M-2 zone district, but the majority of adjacent properties are developed for single-family detached use rather than manufacturing. There are islands of R-5 zoning in this area. Rezoning the residential properties in this area will help to incentivize residential reinvestment and revitalization of the aging neighborhood.

**(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 to approve the requested R-5 rezoning of the subject property based on the following factors:

1. The requested R-5 zone district would allow for the use of the subject property in




a manner that would not conflict with the established pattern of development in this area.

2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the reduction in proposed land use intensity.
3. The requested R-5 zone district would allow for the development of the subject property that would not conflict with the intent of the Town Neighborhood Revitalization character area based on the established development pattern and zoning of this area.

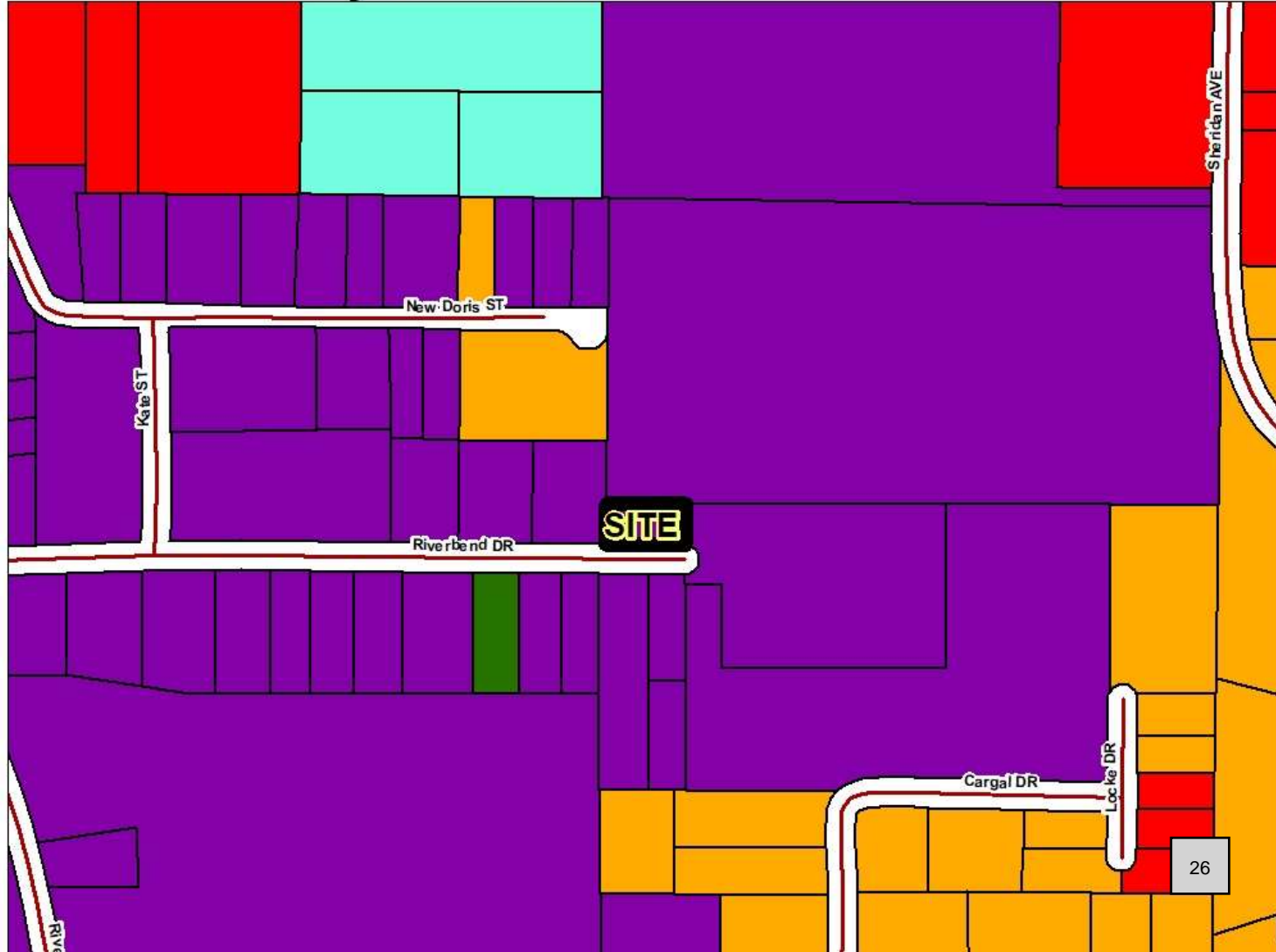
# Goldberg Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



**ZONING**

-  Medium Density Single Family Residential (R-3)
-  Rural Residential (R-5)
-  Mixed Use (MU)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)


**FEET**  
**200**



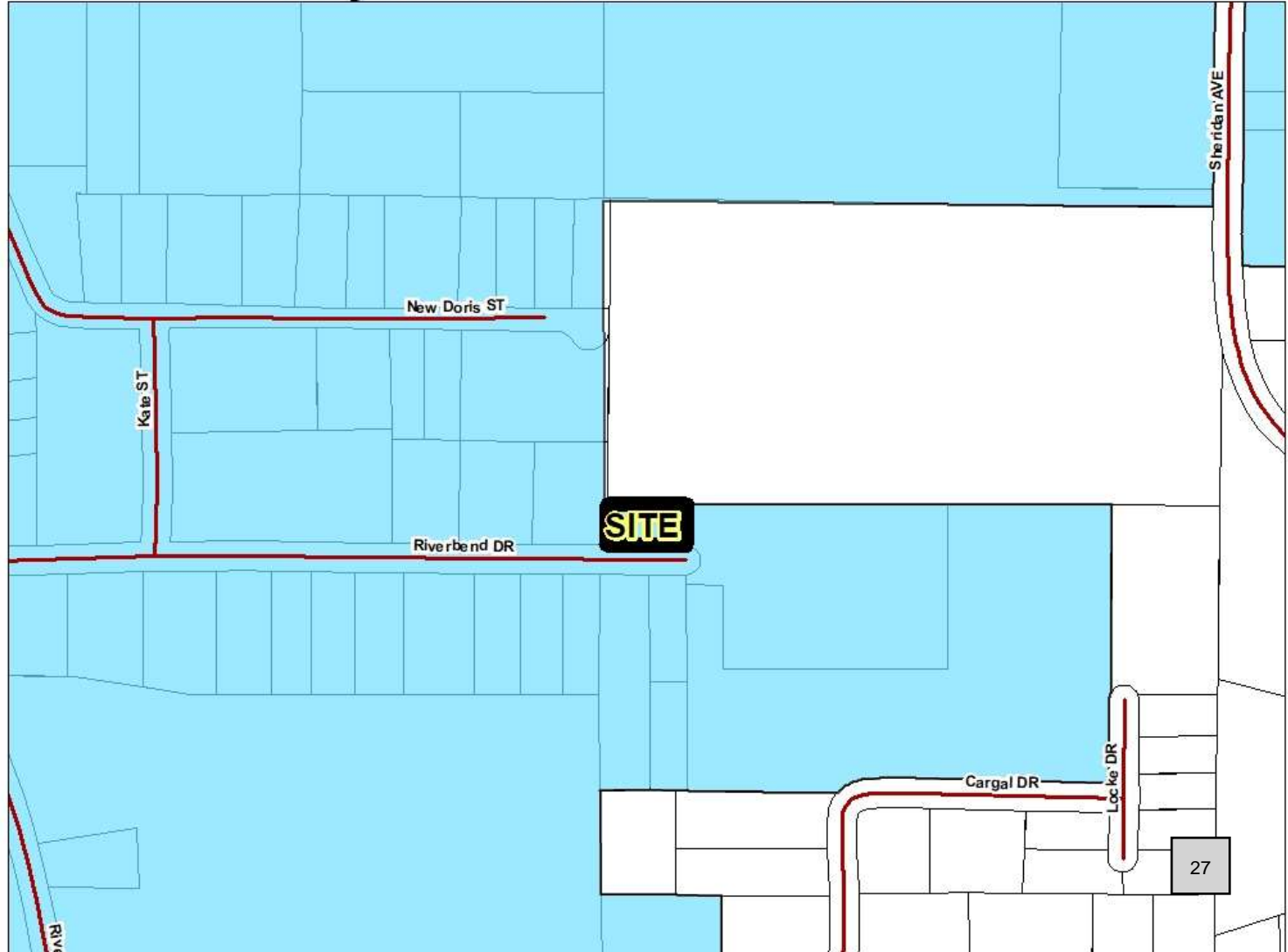
# Goldberg Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



**DALTON CITY LIMITS**

 Town\_Boundaries

**FEET**  
**200**



# Goldberg Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



**FEET**  
**200**

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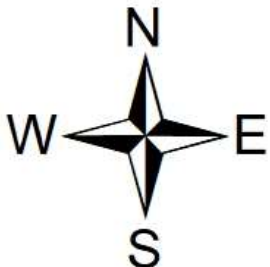
# Goldberg Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



**FEET**  
**100**



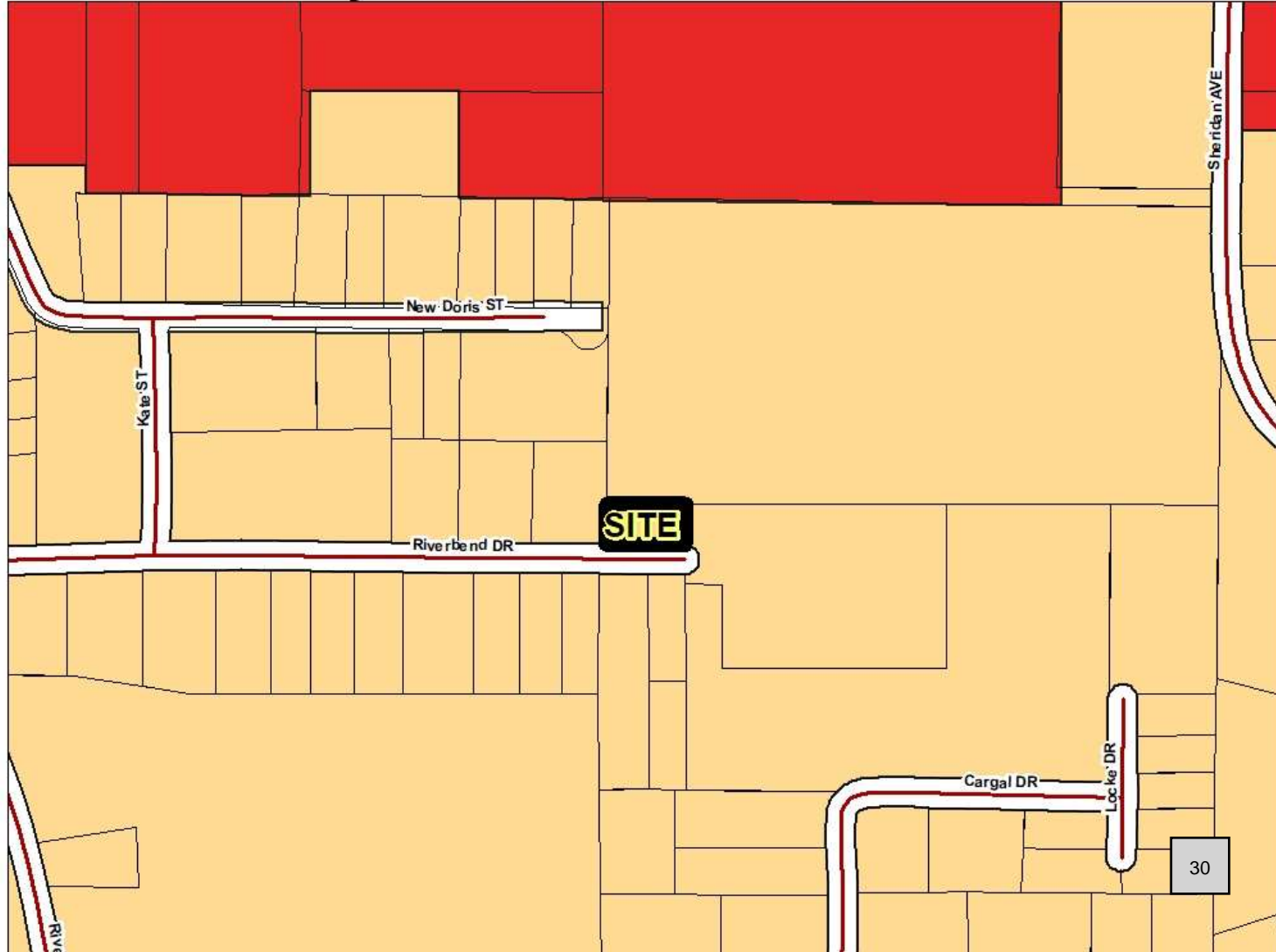
# Goldberg Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



**FUTURE DEVELOPMENT MAP**

-  Commercial Corridor
-  Town Neighborhood Revitalization

**FEET**  
**200**





## CITY COUNCIL AGENDA REQUEST

**Meeting Type:** Mayor & Council Meeting

**Meeting Date:** 6-17-24

**Agenda Item:** Resolution 24-14 for the adoption of the 5 Year Consolidated Plan and Annual Action Plan for CDBG Program

**Department:** Finance

**Requested By:** Cindy Jackson

**Reviewed/Approved by City Attorney?** NA

**Cost:** \$381,589

**Funding Source if Not in Budget** Community Development Block Grant Funds

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

---

Request for approval of the Five-Year Consolidated Plan for the Community Development Block Grant Program (CDBG) and the Annual Action Plan for CDBG funding in the amount of \$381,589.

**RESOLUTION 24-14**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALTON, GEORGIA, AUTHORIZING THE ADOPTION AND APPROVAL OF THE FISCAL YEAR 2024-2028 CONSOLIDATED PLAN AND 2024 ANNUAL ACTION PLAN UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 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 prepare and approve an Annual Action Plan for each of the five years under the Consolidated Plan in order to establish activities associated with priorities designated under the Consolidated Plan; and

**WHEREAS**, the Draft Fiscal Year 2024-2028 Consolidated Plan and 2024 Action Plan 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 Fiscal Year 2024-2028 Consolidated Plan and 2024 Action Plan be adopted and forwarded to HUD and that approval of the Draft Plan 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 17<sup>th</sup> day of June, 2024.

**CITY OF DALTON, GEORGIA**

\_\_\_\_\_  
Annalee Sams  
Mayor

**ATTESTED TO:**

\_\_\_\_\_  
Bernadette Chattam  
City Clerk





# 2024-2028 CONSOLIDATED PLAN

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## 2024 Action Plan

300 W. Waugh Street  
Dalton, GA 30720

## Table of Contents

<b>Executive Summary</b> .....	<b>4</b>
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	4
<b>The Process</b> .....	<b>8</b>
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) .....	8
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) .....	9
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) .....	13
<b>Needs Assessment</b> .....	<b>16</b>
<b>NA-05 Overview</b> .....	16
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	17
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	25
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	29
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) .....	33
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	35
NA-35 Public Housing – 91.205(b) .....	38
NA-40 Homeless Needs Assessment – 91.205(c) .....	44
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) .....	47
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	50
<b>Housing Market Analysis</b> .....	<b>52</b>
MA-05 Overview .....	52
MA-10 Number of Housing Units – 91.210(a)&(b)(2) .....	53
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	53
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) .....	58
MA-25 Public and Assisted Housing – 91.210(b) .....	61
MA-30 Homeless Facilities and Services – 91.210(c) .....	63
MA-35 Special Needs Facilities and Services – 91.210(d) .....	66
MA-40 Barriers to Affordable Housing – 91.210(e) .....	68

MA-45 Non-Housing Community Development Assets – 91.215 (f).....	70
MA-50 Needs and Market Analysis Discussion .....	76
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) .....	78
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	80
<b>Strategic Plan .....</b>	<b>81</b>
SP-05 Overview.....	81
SP-10 Geographic Priorities – 91.215 (a)(1).....	82
SP-25 Priority Needs - 91.215(a)(2).....	83
SP-30 Influence of Market Conditions – 91.215 (b).....	88
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) .....	90
SP-40 Institutional Delivery Structure – 91.215(k).....	92
SP-45 Goals Summary – 91.215(a)(4).....	95
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	97
SP-55 Barriers to affordable housing – 91.215(h).....	98
SP-60 Homelessness Strategy – 91.215(d).....	100
SP-65 Lead based paint Hazards – 91.215(i).....	103
SP-70 Anti-Poverty Strategy – 91.215(j).....	104
SP-80 Monitoring – 91.230 .....	105
<b>Expected Resources .....</b>	<b>106</b>
AP-15 Expected Resources – 91.220(c)(1,2).....	106
<b>Annual Goals and Objectives .....</b>	<b>108</b>
AP-20 Annual Goals and Objectives .....	108
<b>Projects .....</b>	<b>110</b>
AP-35 Projects – 91.220(d).....	110
AP-38 Project Summary .....	113
AP-50 Geographic Distribution – 91.220(f).....	114
<b>Affordable Housing .....</b>	<b>115</b>

AP-55 Affordable Housing – 91.220(g) ..... 115  
AP-60 Public Housing – 91.220(h) ..... 116  
AP-65 Homeless and Other Special Needs Activities – 91.220(i) ..... 117  
AP-75 Barriers to affordable housing – 91.220(j) ..... 120  
AP-85 Other Actions – 91.220(k) ..... 122  
**Program Specific Requirements ..... 124**

# 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.

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 2024 – 2028.

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 FY2024 – FY2028 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. The federal funding for the program year received annually will 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 2024-2028-time frame are summarized below:

- **Affordable Housing**

- Housing Rehabilitation
- **Public Facility and Infrastructure Improvements**
  - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
  - Park Improvements
  - Support services for populations with special needs (e.g. elderly, persons with disabilities)
- **Public Services**
  - Health and mental-health services
  - Services for the homeless and at-risk populations
  - Youth and childcare programs

### 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 2022 and submitted to HUD. The City of Dalton has successfully utilized CDBG and CDBG-CV funds by increasing housing assistance for low- and moderate-income persons and allocating CDBG and CDBG-CV to local non-profit organizations to provide essential social services for the homeless, LMI persons, and non-homeless special needs population.

A total of **\$367,388.70** in CDBG funds were expended during the program year to address a wide range of community development needs.

A total of **\$46,441.28** CDBG funds was expended for public services activities for low-income households served by Northwest Georgia Family Crisis Center, Inc (**\$18,548.51**), Latin American Association (**\$14,511.77**), Friendship House (**\$2,889.00**), and Boys & Girls Club of Northwest Georgia (**\$10,492.00**); A total of **\$66,532.22** of CDBG funds was expended by the City of Dalton for administration and planning activities.

The City of Dalton through the Dalton Housing Authority utilized **\$103,915.20** of CDBG funds to rehabilitate existing affordable rental housing units for LMI households plus special needs and/or homeless individuals; The City of Dalton through the City of Refuge also utilized **\$100,000.00** of CDBG funds for public facility renovations consisting of roofing repairs. The City of Dalton through the Parks & Recreation Department utilized **\$50,500.00** of CDBG funds for playground equipment renovations at Joan Lewis Park that is located in a low- and moderate-income area.

The City of Dalton also received **\$552,811.00** in CDBG-CV funds through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). A total of **\$484,278.73** or **87.6%** in CDBG-CV funds were used to address a wide range of public services to prevent, prepare for, and respond to coronavirus since 2020. During the 2022 Program Year, the City of Dalton expended \$64,916.39 in CDBG-CV funds for the food delivery program for low-income households and administration and planning. The following provides a highlight of some of the projects that were completed in 2022. A total of **\$19,221.96** of CDBG-CV funds was expended by the City of Dalton

for administration and planning activities. The City of Dalton utilized **\$45,750.00** of CDBG-CV funds for its Food Delivery Program for low-income households.

#### **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 the two (2) needs assessment meetings held on Thursday, February 1, 2024 at 9:00am and 11:00am. A 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 January 10, 2024 to February 15, 2024. Questions focused on housing and community development needs.
- A draft of the Consolidated Plan for FY2024-2028 and the Annual Plan for FY2024 was placed on public display for 30 days beginning on a date to be determined.
- The City will hold a public hearing time to be determined to obtain final comments on the proposed Consolidated Plan for FY 2024-2028, the proposed use of funds for FY 2024.

#### **5. Summary of public comments**

The City of Dalton held two Public Review Meetings to solicit comments on the Draft 2024-2028 Consolidated Plan, 2024 Annual Action Plan & 2024 Analysis of Impediments to Fair Housing Choice at the Mack Gaston Community Center located at 218 N. Frederick St, Dalton, GA 30721 at **11:00 A.M on Thursday, April 11, 2024** and at the City of Dalton Council Chamber Room located at 300 W. Waugh St, Dalton, GA 30721 at **10:00 A.M on Wednesday, June 5, 2024**. No comment were received at the meetings.

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

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

## 7. Summary

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



## The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	DALTON	City of Dalton Finance Department
CDBG Administrator	DALTON	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@daltonga.gov](mailto:CJackson@daltonga.gov)

## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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 February 2024. 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.
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

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(l))

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 2024-2028. 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 – 91.105, 91.115, 91.200(c) and 91.300(c)

### 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 the two (2) needs assessment meetings held on **Thursday, February 1, 2024** at 9:00am and 11:00am. A 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 **January 10, 2024** to **February 15, 2024**. Questions focused on housing and community development needs.
- The draft of the Consolidated Plan for FY2024-2028 and the Annual Plan for FY2024 was placed on public display for two (2) 30-day comment periods beginning on **April 1, 2024** through **May 1, 2024** and on **May 16, 2024** and ending **June 17, 2024**.
- The City held two public hearings on and **Thursday, April 11, 2024** and **Wednesday, June 5, 2024** to obtain final comments on the proposed Consolidated Plan for FY 2024-2028, the proposed use of funds for FY 2024.

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	<p>The City held 2 needs assessment meetings on February 1, 2024.</p> <p>The City of Dalton held two Public Review Meetings on <b>Thursday, April 11, 2024</b> and on <b>Wednesday, June 5, 2024</b>.</p>	<p>Affordable Housing for seniors; Housing Rehabilitation; High-cost rental rates; Need more Workforce Housing; Scarce land to build new housing options. Some other concerns expressed were Work with City to zone properties in the urban areas proactively to encourage development in certain areas.</p>	All comments were accepted	n/a
2	Newspaper Ad	Non-targeted/ broad community	<p>The public was notified of the public meetings via a newspaper ad in the Daily Citizen News</p>	<p>The City did not receive any comments based solely on the newspaper ad.</p>	All comments were accepted	n/a

3	Survey	Non-targeted/ broad community	Needs Assessment Survey 8 surveys received	The survey was used to capture comments. The survey analysis is attached.	All comments were accepted	<a href="https://www.surveymonkey.com/r/dalton">www.surveymonkey.com/r/dalton</a> EnEspanol: <a href="https://www.surveymonkey.com/r/DaltonNecesidades">https://www.surveymonkey.com/r/DaltonNecesidades</a>
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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

According to the 2013-2017 5-Year American Community Survey (ACS), Dalton, GA is home to 33,515 residents living in 11,775 households, as shown in Table 5. Since 2009, the population in Dalton was consistent, while the number of households expanded by 3%. Median household income increased by 34% from \$35,074. in 2009 to \$46,894 in 2017.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	33,495	33,515	0%
Households	11,405	11,775	3%
Median Income	\$35,074.00	\$46,894.00	34%

**Table 5 - Housing Needs Assessment Demographics**

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

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,610	1,390	2,335	1,410	5,030
Small Family Households	370	370	890	540	2,615
Large Family Households	245	185	455	215	515
Household contains at least one person 62-74 years of age	205	200	390	360	1,070
Household contains at least one person age 75 or older	225	330	215	70	515
Households with one or more children 6 years old or younger	280	305	359	210	365

**Table 6 - Total Households Table**

**Data Source:** 2013-2017 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	35	0	0	50	10	0	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	65	0	20	85	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	140	165	40	470	0	30	135	10	175
Housing cost burden greater than 50% of income (and none of the above problems)	745	120	0	0	865	135	20	10	15	180

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	190	460	400	10	1,060	90	30	90	15	225
Zero/negative Income (and none of the above problems)	100	0	0	0	100	30	0	0	0	30

Table 7 – Housing Problems Table

Data 2013-2017 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	885	360	165	65	1,475	150	50	145	25	370
Having none of four housing problems	385	680	1,470	655	3,190	195	295	565	665	1,720
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2013-2017 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	320	295	150	765	10	0	35	45
Large Related	170	125	10	305	0	20	55	75
Elderly	195	85	25	305	140	39	25	204
Other	305	214	220	739	80	0	0	80
Total need by income	990	719	405	2,114	230	59	115	404

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	0	0	60	60	10	0	0	10
Large Related	0	0	35	35	0	0	10	10
Elderly	155	55	0	210	85	19	0	104
Other	0	280	4	284	45	0	0	45
Total need by income	155	335	99	589	140	19	10	169

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

### 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	50	185	145	60	440	0	30	135	10	175
Multiple, unrelated family households	75	20	20	0	115	0	0	0	0	0

	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
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	125	205	165	60	555	0	30	135	10	175

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

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

Table 12 – Crowding Information – 2/2

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

Estimates of the number of single person households in need of housing assistance are not available for Dalton. In Tables 9 and 10 above, non-elderly single person households are included in the “other” household category, along with non-family households, such as roommates or non-married partner households. Table 9 shows that there are an estimated 719 “other” renter households and 59 “other” owner households with low or moderate incomes who spend more than 30% of their income on housing. Table 10 reflects “other” households that are severely cost burdened, 48% of renter households and 27% of owner households, meaning that they spend over 50% of their income on housing. Lastly, as reflected in Table 11, there are a total of 660 single family households in the city of which 90% have incomes below 80% AMI.

Thus, among other households, renter households are most in need of housing assistance, particularly those at the lowest levels of income. The elderly is also especially vulnerable to housing cost burden, given their limited income and earning capacity.

**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 National Coalition Against Domestic Violence (NCADV) reports that 1 in 4 women and 1 in 9 men experience severe intimate partner physical violence, intimate partner contact sexual violence, and/or intimate partner stalking with impacts such as injury, fearfulness, post-traumatic stress disorder, use of victim services, contraction of sexually transmitted diseases, etc. According to the Rape, Abuse & Incest National Network (RAINN), someone in the United States is sexually assaulted every 73 seconds. The exact number of families needing housing assistance due to domestic violence, dating violence, sexual assault, and stalking can be difficult to estimate in Dalton, as many cases go unreported. However, there is a significant need for supportive housing services for survivors.

### **What are the most common housing problems?**

Within the CHAS data, HUD identifies four housing problems:

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

In addition, HUD also defines severe housing problems as:

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

By far the most common housing problems in the Dalton for both owners and renters are cost burdening and severe cost burdening. Table 9 reveals that 2,114 low- and moderate-income renter households spend more than 30% of their income on housing, as do 404 low- and moderate-income owner households. Taken together, there are 2,518 cost burdened households with incomes below 80% AMI.

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 3,190 renter households and 1,720 owner households had one or more housing problems. This trend holds true with overcrowding, as 555 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.

Participants locally housed through the Rapid Rehousing Program need financial literacy, credit counseling, and budget classes. Those who have been unable to find work are in desperate need of job training. The skill set for an entry level worker has changed, so many former workers are unable to make the transition into existing job opportunities. Often, they need a sustainable source of transportation as their cars are in need of repair or they do not have the money to pay the insurance and tag fees. A huge need for these individuals and families when they come into Rapid Rehousing is locating a unit that meets the FMR guideline while being near resources and services.

**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 of Dalton does not currently estimate the at-risk population within the jurisdiction. To determine eligibility for services, 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 sufficient 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

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

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

### **Discussion**

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

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

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

### Introduction

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

### 0%-30% of Area Median Income

Of the 1,235 households earning 0-30 percent of AMI, 76%, or 940 households, report one or more housing problems. At this income level, disproportionate impact, as defined by HUD, exists for Hispanic (97%), Black (86%), and Asian (100%) households face one or more housing problems.

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	940	105	190
White	335	70	160
Black / African American	150	0	25
Asian	30	0	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	360	10	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

\*The four housing problems are:

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

### 30%-50% of Area Median Income

Of the 1,760 households earning 30-50 percent of AMI, 80% or 1,400 households, report one or more housing problems. At this income level, disproportionate impact exists for 100% Asian households that face housing problems in Dalton . Other groups with relatively greater need include White (74% or 580), Black (82% or 225), and Hispanic (84% or 565) households.

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	1,400	360	0
White	580	205	0
Black / African American	225	50	0
Asian	19	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	565	105	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 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

Of the 2,015 households earning 50-80 percent of AMI, 54% or 1,090 households report one or more housing problems. At this income level, disproportionate impact exists for Black (65%) and Asian (79%) households facing housing problems. Other groups with relatively greater need include White households at 48% and Hispanic households at 57%.

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	1,090	925	0
White	380	420	0
Black / African American	180	99	0
Asian	15	4	0
American Indian, Alaska Native	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	520	400	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2013-2017 CHAS

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

### 80%-100% of Area Median Income

Of the 1,234 households earning 80-100 percent of AMI, 30%, or 370 households, report one or more housing problems. At this income level, there are no racial/ethnic that are disproportionately impacted. White households (25%) and Hispanic (37%) experience housing problems at this income level.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	864	0
White	145	439	0
Black / African American	0	20	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	230	395	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2013-2017 CHAS

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

### Discussion

Overall, of the 6,244 households with incomes below AMI, 60%, or 3,734 households, report one or more housing problems. Black and Asian households are disproportionately impacted by housing problems, by HUD's definition, at 74% and 89%, respectively, than the jurisdiction as a

whole. Other groups with relatively greater need include White households (53%) and Hispanic households (65%) at incomes 0-100% AMI.

## 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

HUD defines “disproportionately greater need” as existing when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Here, we discuss whether racial or ethnic groups are disproportionately impacted by severe housing problems at four levels of AMI: 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of AMI. Severe housing problems, as referenced in this section, include the following:

- lack of complete kitchen facilities
- lack of complete plumbing facilities
- severe overcrowding (i.e. more than 1.5 persons per room)
- cost burden over 50 percent (i.e. spending more than 50 percent of income on housing)

### 0%-30% of Area Median Income

Of the 1,240 households earning 0-30 percent of AMI, 69%, or 860 households, report one or more severe housing problems. At this income level, disproportionate impact exists for White households (59% or 335 households), Black households (86% or 150), and Hispanic households (83% or 310 households) face severe housing problems.

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	860	190	190
White	335	70	160
Black / African American	150	0	25
Asian	0	30	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	310	65	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Of the 1,760 households earning 30-50 percent of AMI, 44% or 770 households, report one or more severe housing problems. At this income level, disproportionate impact exists for White households at 40%, Black households at 12%, Asian households at less than 1% and Hispanic households at 46%.

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	770	990	0
White	310	470	0
Black / African American	100	180	0
Asian	4	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	315	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

Of the 2,020 households earning 50-80 percent of AMI, 18% or 370 households report one or more severe housing problems. At this income level, disproportionate impact exists only for Asian households, of which 15 or 79% face severe housing problems.

In addition, for Black households (22%) and Hispanic households (20%), the percentage of households with housing problems is greater than the percentage of households overall. White households face severe housing problems proportionate with the jurisdiction as a whole at 14% or 110 households.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	1,650	0
White	110	685	0
Black / African American	60	219	0
Asian	15	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	735	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

### 80%-100% of Area Median Income

Of the 1,244 households earning 80-100 percent of AMI, 19% or 240 households, report one or more severe housing problems. Hispanic households disproportionately experience severe housing problems at 26% or 165 at this income level than the jurisdiction as a whole. White households (12%) experience a severe housing problem less than the jurisdiction as a whole.

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	240	1,004	0
White	70	514	0
Black / African American	0	20	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	460	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:



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

## Discussion

Overall, of the 6,264 households with incomes below AMI, 36% or 2,240 households, report one or more severe housing problems. At 0-100 percent of AMI, there are no racial/ethnic groups that are disproportionately impacted by housing problems, by HUD's definition. However, groups with relatively greater need include White households (30%), Black households (41%), Asian households (43%), and Hispanic households (39%).

In absolute terms, Black households make up the largest portion of households impacted by housing problems citywide at 41% where the percentage of impacted households is 5% higher than the general population (36%).

## 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.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,565	1,985	1,490	190
White	4,240	765	685	160
Black / African American	405	305	215	25
Asian	110	59	15	0
American Indian, Alaska Native	25	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,780	845	515	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

### Discussion:

Table 21 shows the number of households with and without housing cost burden, as well as the number of households with no or negative income, by race or ethnicity and citywide. Households spending 30-50 percent or over 50 percent of their income on housing are considered moderately or severely cost burdened. Disproportionate impact among households with no or negative income is also considered.

Displayed in the table, 18% of households in the City of Dalton spend between 30% and 50% of their income on housing costs. Black households (32%) and Asian households (32%) are disproportionately represented in this range compared to the jurisdiction as a whole.

At less than 30% AMI, 67% of households fall in this category overall. White households are affected closely to the range of the city as a whole at 72%. Two racial/ethnic groups at this income level are disproportionately affected: American Indian, Alaska Native at 100% and Hispanic households at 67% of the jurisdiction as a whole. Black households (43%) are disproportionately less than the jurisdiction as a whole.

Citywide, 13% of households spend over 50% of their income on housing costs. White households and Hispanic households face severe cost burdening at the same rate, 12%. Black households disproportionately face a high rate of severe cost burdening than the jurisdiction as a whole at 23%, spending more than 50% of their income on housing costs.

## 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?**

Housing Problems – Overall, of the 6,244 households with incomes below AMI, 60%, or 3,734 households, report one or more housing problems. Black and Asian households are disproportionately impacted by housing problems, by HUD’s definition, at 74% and 89%, respectively, than the jurisdiction as a whole. Other groups with relatively greater need include White households (53%) and Hispanic households (65%) at incomes 0-100% AMI.

Severe Housing Problems – Overall, of the 2,020 households earning 50-80 percent of AMI, 18% or 370 households report one or more severe housing problems. At this income level, disproportionate impact exists only for Asian households, of which 15 or 79% face severe housing problems.

In addition, for Black households (22%) and Hispanic households (20%), the percentage of households with housing problems is greater than the percentage of households overall. White households face severe housing problems proportionate with the jurisdiction as a whole at 14% or 110 households.

Housing Cost Burdens – Overall, 18% of households in the City of Dalton spend between 30% and 50% of their income on housing costs. Black households (32%) and Asian households (32%) are disproportionately represented in this range compared to the jurisdiction as a whole.

At less than 30% AMI, 67% of households fall in this category overall. White households are affected closely to the range of the city as a whole at 72%. Two racial/ethnic groups at this income level are disproportionately affected: American Indian, Alaska Native at 100% and Hispanic households at 67% of the jurisdiction as a whole. Black households (43%) are disproportionately less than the jurisdiction as a whole.

Citywide, 13% of households spend over 50% of their income on housing costs. White households and Hispanic households face severe cost burdening at the same rate, 12%. Black households disproportionately face a high rate of severe cost burdening than the jurisdiction as a whole at 23%, spending more than 50% of their income on housing costs.

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

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

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

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.

HUD defines a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) as an area with one or more census tracts that contain the following characteristics:

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

There is a disproportionate number of White, Non-Hispanic and Hispanics individuals that reside in (R/ECAP)s. The percentage of White individuals found in R/ECAPs in Dalton is 26% in the City and Region. Similar characteristics can be seen with respect to Hispanics. For example, in the city and region, Hispanics account for approximately 68% of those living in R/ECAPs. The following maps show R/ECAPs in Dalton in relation to concentrations of the different races/ethnicities referenced above.

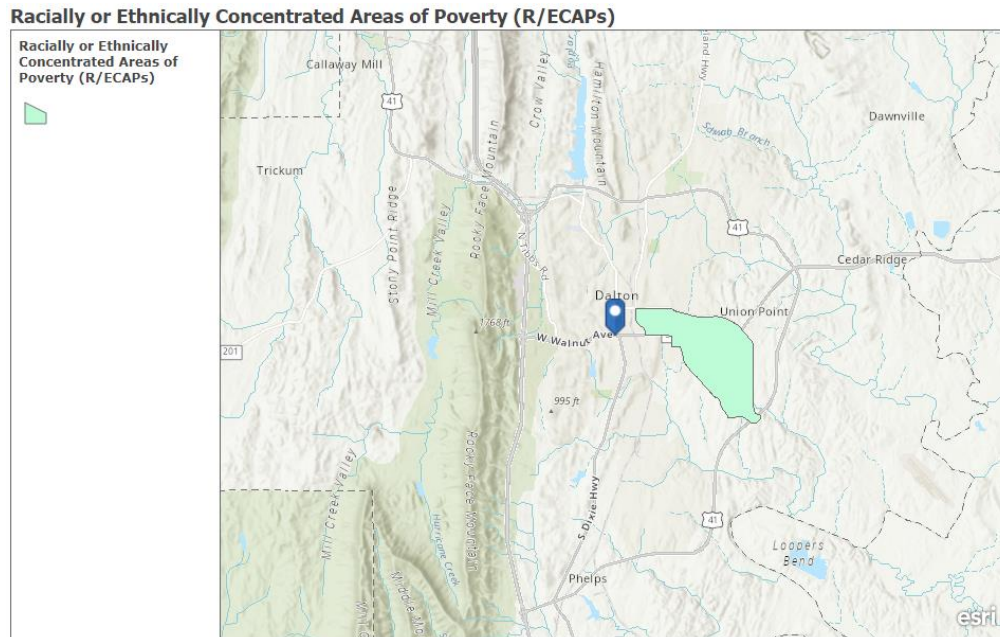


Figure 1: Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), <https://www.arcgis.com/home/webmap/viewer.html?panel=gallery&layers=56de4edea8264fe5a344da9811ef5d6e>

## R/ECAP Demographics in Dalton

R/ECAP Race/Ethnicity	(Dalton, GA CDBG) Jurisdiction		(Dalton, GA) Region	
	#	%	#	%
Total Population in R/ECAPs	2,607	-	4,250	-
White, Non-Hispanic	688	26.39%	1,122	26.40%
Black, Non-Hispanic	112	4.30%	183	4.31%
Hispanic	1,776	68.12%	2,896	68.14%
Asian or Pacific Islander, Non-Hispanic	8	0.31%	13	0.31%
Native American, Non-Hispanic	4	0.15%	7	0.16%
Other, Non-Hispanic	0	0.00%	0	0.00%
<b>R/ECAP Family Type</b>				
Total Families in R/ECAPs	591	-	963	-
Families with children	361	61.08%	588	61.06%

Table 22: HUD AFFH Mapping Tool, <https://egis.hud.gov/affht/>

# 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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	0	0	0	0	0	0

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average length of stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average household size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# Homeless at admission	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Elderly Program Participants (>62)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Disabled Families	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)



Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black/African American	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
American Indian, Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

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

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The most pressing need for public housing tenants and application on the waiting list for accessible units consist of lower utility costs. High utility costs for tenants drastically impacts their living ability. High utility costs burden faced by low-income can lead low-income residents to fall behind on their utility bill payments, often resulting in high levels of arrearages, collection actions by the utility, payment negotiations, service terminations, and reconnections.

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

Residents of Public Housing and Housing Choice Voucher (HCV) holders often have immediate needs that vary based on their individual circumstances, but there are some common needs that many of them share:

1. **Affordable Housing:** Both Public Housing residents and HCV holders require access to safe, decent, and affordable housing. For Public Housing residents, this means ensuring that their units are well-maintained and meet basic standards of habitability. For HCV holders, it involves finding landlords willing to accept their vouchers and ensuring that the rental units meet program requirements.
2. **Stable Housing:** Stability in housing is crucial for both groups. This includes protection from eviction, access to legal resources in case of disputes with landlords, and assistance in finding new housing if necessary.
3. **Financial Assistance:** Many residents of Public Housing and HCV holders have low incomes and may struggle to afford necessities such as food, utilities, and healthcare. Financial assistance programs, such as rental assistance, utility assistance, or vouchers for other needs, can help alleviate financial burdens and prevent homelessness.
4. **Access to Education and Job Training:** Residents of Public Housing and HCV holders often face barriers to employment and education. Access to job training programs, adult education classes, and childcare services can help them improve their skills and increase their earning potential, leading to greater financial stability.
5. **Healthcare Services:** Access to healthcare services, including physical and mental health services, is essential for the well-being of Public Housing residents and HCV holders. This includes access to primary care physicians, mental health counselors, substance abuse treatment programs, and other healthcare resources.
6. **Community Resources and Support Services:** Many residents of Public Housing and HCV holders benefit from access to community resources and support services. This could include case management services, counseling services, support groups, childcare services, transportation assistance, and recreational programs.

7. **Safety and Security:** Residents of Public Housing and HCV holders deserve to live in safe and secure environments. This includes access to security measures such as well-lit common areas, security patrols, and emergency response systems, as well as measures to prevent crime and address safety concerns within the community.

Addressing the immediate needs of residents requires a comprehensive approach that involves collaboration between government agencies, non-profit organizations, community stakeholders, and residents themselves. By addressing these needs, the city can work with community partners to improve the quality-of-life tenants and promote housing stability.

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

The inflated cost of housing and utility rate 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.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Dalton, GA is a part of the Georgia Balance of State Continuum of Care. Georgia CoC is required by the U.S. Department of Housing and Urban Development (HUD) to perform an annual count of individuals who are living unsheltered. The Point-In-Time (PIT) Count illustrates trends over time (increases or decreases) in homelessness and provides insights into the effectiveness of a community's housing programs and homeless services. The data is used to create a "snapshot" of the scope and scale of homelessness in the city, which provides policymakers and funders with critical information on the number and demographic characteristics of the families and individuals who are experiencing homelessness.

CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide. HUD uses the data to allocate federal funding. HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

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

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

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

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

## Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Black or African American	4,475	2,690
White	1,661	2,942
Asian	20	23
American Indian or Alaska Native	39	19
Native Hawaiian or Other Pacific Islander	12	8
Multiple Races	259	146
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic/Latino	329	353
Non-Hispanic/Non-Latino	6,137	5,475

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

According to HUD's 2023 CoC Homeless Assistance Programs Homeless Populations and Subpopulations report there is approximately 954 sheltered families with children and 170 unsheltered families with children in the State of Georgia. There are 297 sheltered veteran families and 404 unsheltered families in Georgia.

This information is not available specifically for the City of Dalton through the Georgia Balance of State CoC Point in Time Count.

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

According to HUD's 2023 CoC Homeless Assistance Programs Homeless Populations and Subpopulations report, 73% of people served were Black, 23% were White, and the remaining 4% were comprised of American Indian or Alaska Native, Asian, native Hawaiian, and multiple races. Only 5% of program participants identified as Hispanic or Latino.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Dalton, Ga relies on the Georgia Balance of State CoC point-in-time count data to provide a baseline to determine the nature and extent of homelessness for the sheltered and unsheltered population in the Dalton area. The length of homelessness was measured by exploring the differences, sums, and averages of project entry and exit dates by project type.

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

### Introduction:

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

### Describe the characteristics of special needs populations in your community:

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the Dalton, GA area experience. In fact, non-homeless special needs populations tend to be those who have extremely low or very low income who are at risk of becoming homeless as described earlier. Characteristics of non-homeless special needs populations include people who:

- Live on fixed income, limited income, or no income
- Lack available affordable housing
- Wait on long waiting lists for subsidized housing
- Lack housing with supportive services
- Lack credit history, have negative credit or rental history, have criminal backgrounds or other factors that affect their ability to find a willing landlord
- Have health issues, such as substance use or mental health disorders
- Lack job opportunities or are unable to work
- Lack affordable childcare
- Lack dependable transportation

The section below will describe why identifying the characteristics and needs of these subpopulations is essential to the planning process for these federal dollars.

### Elderly and Frail Elderly

The elderly and frail are often unable to maintain existing homes or to afford market rate rents. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on a limited budget. 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. Senior programs are designed to prevent the institutionalization of seniors including visiting nurses, home delivered meals, and emergency response programs. Seniors receive services and participate in activities that support their independence, enhance their dignity and quality of life, meet their diverse needs and interests, reflect their experience and skills, and



encourage community involvement and socialization. These services may include medical cost and other daily living assistance services. Frail and elderly individuals are in a higher state of vulnerability for adverse health outcomes compared to non-frail elderly individuals, either due to slow declines or terminal illnesses.

### **Persons with Developmental Disability**

ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Finding housing that is both affordable and accessible is a basic challenge for persons with physical 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.

Persons living with developmental disabilities in Dalton, GA include individuals who have hearing, vision, cognitive, developmental, ambulatory, self-care, or independent living difficulties, and many individuals have multiple difficulties. There is a significant need for more services to help developmentally disabled persons maintain residency with their families as well as additional housing and residential facilities. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities. Research shows that vocational services, social and community involvement, and transportation are high priority services as well.

The 2022 ACS five-year estimate reports there were approximately 3,845 persons with disabilities in Dalton representing 11.50% of the population. Of this total, 611 were elderly disabled, representing 14.70% of the disabled population. There were 320 disabled adults ages 18-64, or 1.60% of the population.

### **Victims of Domestic Violence**

Domestic violence affects families and communities as a whole. The Bureau of Justice Statistics defines domestic violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives. Victims fleeing domestic violence need a range of supportive services from shelter, transitional, and long-term housing options to counseling, medical needs, and other social services. A local non-profit organization assist victims of domestic violence daily and there is a Crisis Hotlines that local government and community members can provide to anyone they encounter that may need assistance.

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

The primary housing and supportive needs of these subpopulations were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews. Many of the supportive service needs of these subpopulations are available through existing nongovernmental organizations. These needs include affordable, safe housing opportunities in areas with limited access to transportation, social services, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. These organizations 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**

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2021 for District 1-2 (Dalton, Ga). The 2021 surveillance report states approximately 755 persons were living with HIV that includes approximately 25 new diagnoses. The HIV statistic is undifferentiated and includes all HIV stages.

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

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Not applicable. Dalton, GA is not a recipient of HOME funds from the U.S. Department of Housing and Urban Development.

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

### Describe the jurisdiction's need for Public Facilities:

HUD identifies publicly owned facilities and infrastructure such as streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the public, as Public Facilities and Improvements under the CDBG program. 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, childcare facilities, neighborhood centers, parks/recreation, parking improvements, historic preservation (non-residential) and other 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. The continued population growth mandates the need for additional public facilities to meet the needs of the increased population.

### 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. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Dalton and other agencies that serve the local jurisdiction.

### Describe the jurisdiction's need for Public Improvements:

Public improvements are essential to the quality of life in the City of Dalton. A suitable living environment supports the quality of life of individuals and communities and can be improved by increasing the livability of neighborhoods. Remedies include eliminating blight, increasing access to quality facilities and services, restoring, and preserving properties of special historic, architectural, or aesthetic value, and conserving energy resources. Adequate sewer, safe water and excellent public safety services are basic to the function of every home and business in Dalton. 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 needs for public infrastructure improvements 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 through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Dalton and other agencies that serve the local jurisdiction.

### **Describe the jurisdiction’s need for Public Services:**

The City of Dalton, Ga is committed to serving the needs of low-income and special needs populations with various community services that aid the families in participating fully in the community. These families include 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. Another important unmet community service need identified is mental health services. Health care services, senior services, youth activities, and childcare were also prioritized as needs. Some mental health stressors that residents face, include worrying about how to pay their rent/utility bills and having trouble finding childcare.

The following public service activities have been identified as a need in the city.

- 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 in through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Dalton and other agencies that serve the local jurisdiction.

# 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. 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.

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

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,460	49%
1-unit, attached structure	860	6%
2-4 units	2,160	16%
5-19 units	2,940	22%
20 or more units	665	5%
Mobile Home, boat, RV, van, etc	165	1%
<b>Total</b>	<b>13,250</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	305	5%
1 bedroom	35	1%	915	15%
2 bedrooms	655	12%	3,200	51%
3 or more bedrooms	4,830	88%	1,830	29%
<b>Total</b>	<b>5,520</b>	<b>101%</b>	<b>6,250</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

The 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. 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:**

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 2013-2017 ACS data from HUD's eCon software. The HUD-provided table below indicates the number of affordable units available to households with various income levels.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	122,500	154,200	26%
Median Contract Rent	541	604	12%

Table 29 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	2,185	34.9%
\$500-999	3,870	61.9%
\$1,000-1,499	155	2.5%
\$1,500-1,999	35	0.6%
\$2,000 or more	0	0.0%
<i>Total</i>	<i>6,245</i>	<i>99.9%</i>

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	145	No Data
50% HAMFI	1,550	285
80% HAMFI	4,320	985
100% HAMFI	No Data	1,824
<i>Total</i>	<i>6,015</i>	<i>3,094</i>

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS



## Monthly Rent

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

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

The lack of affordable housing in the City is a major obstacle for residents. This lack of affordable housing particularly affects low- and moderate-income households, seniors, people with disabilities, single head of households, and young adults. To foster the development of affordable housing, the City will undertake a Homeowner Housing Rehab Assistance program during the next program year.

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

Census data was used to assess the ability of the City's current housing stock to meet the needs of its population. As a result, it was apparent that the CHAS data analyzed in the Needs Assessment, reflects more renters than owners who experience one or more housing problems. However, cost burden is a problem for both owners and renters, in which affordability is a major barrier for most residents in the city.

### Describe the need for specific types of housing:

There is a need for safe, sanitary, accessible, and affordable housing throughout the City. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

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

Housing in the City has become less affordable overall last couple of 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?

The City anticipate the cost of rental units to also rise in over the next couple of years which will impact the number of households seek rental and affordability assistance.

# 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.

## Definitions

Overcrowding is defined by HUD as 1.01 to 1.50 person per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

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

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

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

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	760	14%	2,395	38%
With two selected Conditions	30	1%	215	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,730	86%	3,640	58%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<i>Total</i>	5,520	101%	6,250	99%

Table 33 - Condition of Units

Data 2013-2017 ACS  
Source:

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,060	19%	1,125	18%
1980-1999	1,685	31%	2,750	44%
1950-1979	2,160	39%	2,070	33%
Before 1950	615	11%	310	5%
<i>Total</i>	5,520	100%	6,255	100%

Table 34 – Year Unit Built

Data 2013-2017 CHAS  
Source:

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,775	50%	2,380	38%
Housing Units build before 1980 with children present	1,250	23%	370	6%

Table 35 – Risk of Lead-Based Paint

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

### Vacant Units

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

Table 36 - 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. 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.

### **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.

## 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						
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### 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
Housing Authority of the City of Dalton	N/A

Table 38 - 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.

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

### Introduction

The information shown in the table below was reported by the Georgia Balance of State CoC during the annual Point-In-Time Count during the last week of January 2023. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). There were no beds dedicated to veterans or unaccompanied youth.

The City of Dalton has two homeless shelters (Northwest Georgia Family Crisis Center & Providence Ministries) located in City that serves Whitfield, Murray, and Gordon Counties. Northwest Georgia Family Crisis Center provides emergency shelter along with other services that include support group, referrals for individual counseling, legal advocacy including assistance with filing TPO’s, accompaniment to court, and filing of victim compensation, follow-up services, limited transportation assistance, education groups, and information and referral. Providence Ministries provides services such as food, clothing, men and women recovery programs, and women & children, and men homeless shelter.

### 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)	654	0	300	0	0
Households with Only Adults	2,197	0	1,144	0	0
Chronically Homeless Households	579	0	0	0	0
Veterans	130	0	167	0	0
Unaccompanied Youth	192	0	123	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households



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

The City of Dalton, Ga through the GA Balance of State (BoS) Continuum of Care (CoC) utilize ESG funds are used to address the needs of the homeless or near homeless in the City of Dalton. The existing shelter spaces are not adequate to meet the growing demand for housing for the homeless in Dalton. All service providers work collaboratively to integrate grant funded programs with mainstream services for persons that are homeless or at-risk of homelessness to maximize the benefit for clients and ensure their long-term sustainability. Mainstream services include but not limited to housing, health, employment, and education programs, counseling, case management, life skills training, financial literacy classes, and victim advocacy and youth programs.

The end goal of providing supportive services is self-sufficiency. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed. Homeless services providers make every effort to connect participants with resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

The following mainstream providers are available in the city:

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

**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.**

Homeless services providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling. There are a myriad of comprehensive services that are available to the community as a whole, as well as persons experiencing homelessness. 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 following list of services and facilities are specifically targeted for the homeless including those specifically targeted to special needs populations experiencing homelessness:

Service Provider	Services Provided
Action Ministries	Emergency Rent Assistance, Utility Assistance, and Referrals
Carter Hope Center	Transitional Housing, Addiction Recovery/Rehab
Dalton Whitfield Community Development Corporation (DWCDC)	Homeless Services and Housing Counseling
NW GA Family Crisis Center	Emergency Shelter for families fleeing Domestic Violence
Providence Ministries	Emergency Shelter, Addiction Recovery Programs, Food, clothing, and referrals
Dalton Housing Authority	Housing Choice Vouchers

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

### Introduction

The City of Dalton has a limited range of supported services for special needs populations. Over the next Consolidated Plan period the City of Dalton will continue to work with the social service providers that deliver housing and supportive services to benefit people with special needs who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance abuse addictions. Dalton does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA) for people living with HIV/AIDS.

**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 DHA provides housing for low-income seniors and disabled individuals. The affordable housing programs offered by the DHA have several characteristics of interest to that segment of the affordable housing market. Additionally, if other extenuating circumstances are present such as being involuntarily displaced because of flood or fire, fleeing domestic violence, participating in welfare-to-work programs, or job training programs, a higher preference is given. Because the demand for these services far exceeds program resources, there is often a waiting list for this program, and it can be as long as several months.

The elderly and frail elderly often 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 by a primary care physician, to fully understand and reciprocate an appropriate action and accommodations. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site.

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

Supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment to prevent homelessness. Local service providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

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.

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

The City of Dalton will continue to support the supportive service organizations providing services to vulnerable families in the community. 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))**

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

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

During this Consolidated Planning process, the City of Dalton is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the city for fair housing purposes. Due to this ongoing analysis the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the city.

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

- Historical patterns of racial and ethnic segregation persist in Dalton 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 be cost burden.

Over the course of the current Consolidated Plan, the City of Dalton and its service providers has implemented the following initiatives to address these impediments with concrete strategies and actions:

- Dalton-Whitfield Joint Development Authority received \$1.5m in grant funds from the OneGeorgia Rural Workforce Housing Initiative Grant to make infrastructure improvements for a 39 housing unit development. Housing sale prices must fall within \$125,000 - \$290,000. The City has committed resources for the infrastructure development and adopted a zoning category of Planned Urban Development (PUD) for the development.
- The Dalton Housing Authority has entered into an MOU with Walton Communities, LLC for the purpose of the re-development of 18 vacant acres and construction of two or more phases (90 unit and 250 unit) development utilizing Georgia LIHTC Program and other funding sources. The MOU serves as the basis for preparing formal documents.
- Crow Valley Apartment Complex, a section 42 affordable housing development, is currently under construction in Whitfield County.

- The City of Dalton has been awarded two grants under the American Rescue Plan Act – Improving Neighborhood Outcomes in Disproportionately Impacted Communities Grant. One grant will renovate a City park and the other grant will provide streetscape improvements for walkability in the downtown area.

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

### Introduction

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

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

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	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

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
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 & Warehousing	539	1,579	4	5	1
Wholesale Trade	649	1,858	5	6	0
<b>Grand Total</b>	<b>11,287</b>	<b>30,425</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 40 - Business Activity**

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



## Labor Force

Labor Force	Number of People
Total Population in the Civilian Labor Force	16,390
Civilian Employed Population 16 years and over	15,560
Unemployment Rate	4.99
Unemployment Rate for Ages 16-24	12.71
Unemployment Rate for Ages 25-65	2.77

Table 41 - Labor Force

Data 2013-2017 ACS  
Source:

Occupations by Sector	Number of People
Management, business and financial	2,440
Farming, fisheries and forestry occupations	525
Service	1,095
Sales and office	2,695
Construction, extraction, maintenance and repair	1,335
Production, transportation and material moving	2,255

Table 42 – Occupations by Sector

Data 2013-2017 ACS  
Source:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,746	85.80%
30-59 Minutes	1,684	12.30%
60 or More Minutes	260	1.90%
<b>Total</b>	<b>13,690</b>	<b>100%</b>

Table 43 - Travel Time

Data 2013-2017 ACS  
Source:

**Education:**

Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,803	603	1,743
High school graduate (includes equivalency)	2,478	512	895
Some college or Associate's degree	2,551	160	709
Bachelor's degree or higher	2,124	148	532

**Table 44 - Educational Attainment by Employment Status**

Data 2013-2017 ACS  
Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	961	(X)	(X)	(X)	(X)
High school graduate, GED, or alternative	1,042	3,123	2,726	4,311	2,880
Some college or Associate's degree	1,424	(X)	(X)	(X)	(X)
Bachelor's degree or higher	219	576	756	1,470	821

**Table 45 - Educational Attainment by Age**

Data 2013-2017 ACS  
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,908
High school graduate (includes equivalency)	23,224
Some college or Associate's degree	30,602
Bachelor's degree	44,798
Graduate or professional degree	51,094

**Table 46 – Median Earnings in the Past 12 Months**

Data 2013-2017 ACS  
Source:

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

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, Tarket USA, and Walmart Stores, LLP.

**Describe the workforce and infrastructure needs of the business community:**

The local economy will depend on a strong workforce skilled in the transportation warehousing, wholesale trade, retail trade, and utilities sector. Healthcare Practitioners, Food Preparation/Serving and Sales workers are projected to account for the greatest occupational growth across the region over the next decade. 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. The City is committed to securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage. Affordable land, abundant labor supply, and low cost of living contributes to the city’s attractiveness to expanding industries. Stakeholders reported that transportation, road improvements and sidewalks were important infrastructure needs.

**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.**

There are no major changes anticipated that would impact the workforce development, business support, or infrastructure needs identified in this Consolidated Plan.

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

Currently, the largest sector of the workforce in the city is manufacturing and retail trade, followed by education, healthcare, and arts, entertainment, and accommodations. This corresponds with the level of educational attainment in the city with a majority of city residents completing a graduate degree, bachelor’s degree, and/or some college. A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City’s economy. However, with burgeoning new industries in technology, the city could benefit from supporting new education models based on science, technology, engineering, and mathematics to meet the demands of new industries. 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; however, during the next Consolidated Plan period, the City will continue to partner with surrounding programs to help job seekers access employment, education, training, and support services to succeed in the labor market and match employers with the skilled workers they need to be competitive in the global economy.

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

Yes, 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 of Dalton 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. The City of Dalton has collaborated with the Dalton-Whitfield Joint Development Authority to assist businesses with every aspect of relocation or economic developments project. The City of Dalton has also established a tax allocation district to attract industries and assist stagnate and blighted areas.

## MA-50 Needs and Market Analysis Discussion

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

As discussed in the Geographic Priorities Section (SP-10), there are several neighborhoods where many residents are affected by multiple housing problems. Populations in the central and southern part of the city has a higher percentage of households with multiple housing problems. This is due to lower incomes, which results in the rental of units with physical deterioration.

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

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.

There are no significantly high percentages of African American residents located within the City of Dalton. 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.

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

The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. These areas are served by numerous social services programs, many of which receive CDBG funding.

**Are there any community assets in these areas/neighborhoods?**

Dalton has community assets that contribute to developing the overall quality of life in the area, however these community assets are not equally distributed throughout these areas so that minority and/or low-income residents. Residents of Dalton enjoy affordable housing, safe neighborhoods, high-quality healthcare, and excellent schools. The historic downtown offers the infrastructure for a bustling downtown area to support shopping, dining, and entertainment options. Community assets include not only buildings and facilities but also people, with their

skills, knowledge, social networks, and relationships. Local agencies have built coalitions to respond to the community's needs and build future success for its residents. In 2012, the City of Dalton expended over \$1 million dollars to renovate the Mack Gaston Community Center which has given the City much needed athletic facilities as well as space for community collaborations. The facility has two gyms, an indoor walking track, a state of the art computer lab, weight room, aerobic room and other rooms for outside groups. Mack Gaston Community Center also includes space for WIC, a health center, and an information center for the Dalton Police Department.

### **Are there other strategic opportunities in any of these areas?**

The City of Dalton must continue to maintain, improve, and expand infrastructure necessary for economic growth for the city to remain competitive in the global economy. The availability of public transit, higher proficiency of the schools, proximity to employment, the number of vacant abandoned buildings, and downtown areas provide strategic opportunities for revitalization. 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. However, public, and private incentives are needed, as well as a collaborative effort to remove the barriers of public perception to encourage developers to invest in the areas.

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

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

For many Americans, access to computers and high-speed Internet connections is an integral part of their everyday lives. As most of information, services, and resources have transitioned to online access, digital inequality has a direct impact on low-income household's social inequality. 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 2022 American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the nationwide development of broadband networks and to allocate resources intended to increase access to broadband technologies, particularly among groups with traditionally low levels of access.

**Computer and Internet Use in the City of Dalton, GA**

	2020		2021		2022	
	Estimate	%	Estimate	%	Estimate	%
Total Households:	11,777	X	11,591	X	11,960	X
Has a computer:	10,418	88.5%	10,353	89.3%	11,007	92.0%
With Internet subscription	9,679	82.2%	9,588	82.7%	10,237	85.6%
With a broadband Internet subscription	9,622	81.7%	9,540	82.3%	10,190	85.2%
Without an Internet subscription	2,098	17.8%	2,003	17.3%	1,723	14.4%
No computer	1,359	11.5%	1,238	10.7%	953	8.0%

Source: American Community Survey Reports, U.S. Census Bureau, [www.data.census.gov](http://www.data.census.gov)

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

Throughout the United States, there is a significant digital divide; a gap between those who have ready access to the internet and computers and those who do not. The divide is perpetuated by limitations that are geographical as well as financial, where persons cannot afford to pay a monthly service fee for Broadband service (an internet connection fast enough to stream a video). Nationwide, less than half of households living on or under \$20,000 are connected. This

lack of internet access in communities supports a deficit in opportunity, education, and other prospects.<sup>1</sup> In the City there is 953 or 8% of residents with no internet connection.

The figure below shows the number of fixed broadband providers. While the figure shows the number of providers available, it does not reflect the household level usage of broadband. From a fair housing perspective, ensuring that residential broadband is available to housing projects both within and in the outskirts of the city will support community viability and improve the quality of life for residents. There are multiple broadband providers in Dalton including AT&T, Dish Network, Southern Company, T-Mobile and Verizon. The City also has Dalton Utilities (Optilink) has operated as a public utility since 1889. Dalton Utilities provides potable water, electric, natural gas, and wastewater treatment services to the City of Dalton and portions of Whitfield, Murray, Gordon, Catoosa and Floyd counties.



Provider	3G	4G LTE	5G-NR
▶ AT&T Inc.		✓	✓ 7/1 ✓ 35/3
▶ Dish Network Corporation			✓ 7/1 ✓ 35/3
▶ Southern Company		✓	
▶ T-Mobile USA, Inc.		✓	✓ 7/1 ✓ 35/3
▶ Verizon Communications Inc.		✓	✓ 7/1 ✓ 35/3

Fixed Broadband Deployment, 2024, <https://broadbandmap.fcc.gov/>

<sup>1</sup> Vick, Karl. March 2017. The Digital Divide: A Quarter of the Nation is Without Broadband. Time. Available at: <https://time.com/4718032/the-digital-divide/>



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

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Whitfield County Hazard Mitigation Plan (HMP) is designed to protect both the unincorporated areas of the County as well as the City and includes the Cities of Dalton, Tunnel Hill and Varnell, and the Town of Cohutta. Whitfield County has experienced a number of hazard events throughout its history, most resulting in fairly localized damage. Flooding, tornados, winter storms, wildfire, drought, severe thunderstorms (including hail and lightning), earthquakes, landslides, 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. As a result of this planning process, which included an analysis of the risks associated with probable frequency and impact of each hazard, the HMPC determined that each of these natural hazards pose a threat significant enough to address. These include tornados, severe thunderstorms (including hail & lightning), flooding, winter storms, wildfire, drought, earthquakes, and landslides.

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

All areas within Whitfield County are vulnerable to the threat of a tornado. With most of the County's recorded tornado events, only basic information was available. However, many dozens of tornado watches have been recorded during this period, and certainly some tornados go undetected or unreported. Therefore, any conclusions reached based upon available information on tornados within Whitfield County should be treated as the minimal possible threat. All public and private property including critical facilities are susceptible to tornados since this hazard is not spatially defined. Based on its history, Whitfield County has a high exposure to potential damage from tornados. Should a tornado strike low-income residential areas or critical facilities, significant damage and loss of life could occur.

Severe thunderstorms, hail, and lightning are serious threats to the residents of Whitfield County. Over the course of a year, the County experiences dozens of thunderstorms, with about one in ten being severe. Severe thunderstorms occur more frequently than any other natural hazard event within Whitfield County. Overall, 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 low-income households the County each year.

# 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 outlines the following:

- **Geographic Priorities:** Program resources are allocated Citywide based on low-mod areas often coinciding with areas of minority concentration. The general priorities and needs are affordable housing and public services that meet the needs of the City's very low-, low- and moderate-income residents.
- **Priority Needs:** The City has identified affordable housing and support for homeless and special needs populations as priority needs for the next five years.
- **Influence of Market Conditions:** Cost burden (paying more than 30 percent of household income for housing) is the major housing problem faced by most of the city's low and moderate-income renters.

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

### Geographic Area

The City has not designated target areas for this Consolidated Plan period.

Target Area	Target Area Description
Area Name	Not Applicable
Area Type	
Other Target Area Description	
HUD Approval Date	
% of Low/Mod	
Revital Type:	
Other Revital Description	
Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

Table 47 - 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 is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents or LMI areas/neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

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 2024-2028 time frame are summarized below:

- Planning & Administration
- Increase Access to Public Services
  - Health and mental-health services
  - Services for the homeless and at-risk populations
  - Youth and childcare programs
  - Transportation for seniors and youth
- Increase Access to 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)

<b>1</b>	Priority Need Name	Increase Access to Affordable Housing	
	Priority Level	High	
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families	Families with Children Elderly Public Housing Residents Frail Elderly

	Geographic Areas Affected	Citywide	
	Associated Goals	Homeowner Housing Rehabilitation Fair Housing Education Planning & Administration	
	Description	Provide housing rehabilitation for low-income homeowners to maintain housing affordability. Provide fair housing education.	
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount. Additionally, income disparities are a major factor in selecting this priority basis. More than 50% of elderly households are cost-burdened and the gap is only rising as income remains flat and the cost of housing steadily increases. The research also shows that new housing added by developers is out of reach for residents who earn low wages rendering them unable to live in the community in which they work.	
2	Priority Need Name	Increase Access to Public Services	
	Priority Level	High	
	Population	Chronic Homelessness veterans Extremely Low Victims of Domestic Violence Families with Children Persons with Developmental Disabilities Persons with Mental Disabilities Victims of Domestic Violence Individuals Low Persons with Alcohol or Other Addictions	Elderly Chronic Substance Abuse Non-housing Community Development Persons with Physical Disabilities Elderly Mentally Ill Unaccompanied Youth Large Families Families with Children Moderate

	Geographic Areas Affected	Citywide	
	Associated Goals	Public Service – Youth Services Public Service – Homelessness Services Public Service – Senior Services Public Service – Disability Programs Public Service – Domestic Violence Victims Public Service – General Services Programs	
	Description	Fund projects including rental assistance payments, services for the homeless, services for survivors of domestic violence, supportive services to low- and moderate-income households and persons with special needs including HIV/AIDS; recreational activities, educational opportunities, and job skills to youth; and support for job training, substance abuse treatment, mental health services, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs.	
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.	
3	Priority Need Name	Non-Housing Community Development	
	Priority Level	High	
	Population	Victims of Domestic Violence Elderly veterans Elderly Chronic Homelessness Persons with Physical Disabilities Families with Children Large Families Extremely Low	Low Non-housing Community Development Chronic Substance Abuse Victims of Domestic Violence Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Mental Disabilities Individuals

	Geographic Areas Affected	Citywide
	Associated Goals	Infrastructure Improvements Public Facility Improvements
	Description	Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, abused and neglected children facilities, parks and recreational facilities, and other facilities; fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer improvements, flood/drainage improvements, sidewalks, street improvements, and other infrastructure improvements.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
4	Priority Need Name	<b>Affirmatively Furthering Fair Housing</b>
	Priority Level	Low
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children
	Geographic Areas Affected	Citywide
	Associated Goals	Provide fair housing education.
	Description	Provide fair housing outreach to City residents with focus on reaching minority and ethnic residents.

	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
5	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households
	Geographic Areas Affected	Citywide
	Associated Goals	Provide Administrative Structure
	Description	Program Administration, Fair Housing, Oversight
	Basis for Relative Priority	Provides administration oversight of Consolidated Plan grant funded projects and ensures timely implementation in a manner that promotes compliance with established rules, policies, and guidelines.

**Table 48 – 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)	The cost of housing is increasing at a faster rate than income, which contributes to unaffordable rent for people with low-income. Also, the demand for rental housing across all income levels limits the availability of housing at levels that is affordable for low-income families. Couple these issues with property owners seeking to recoup losses as a result of the COVID-19 pandemic by foregoing renters with subsidies for renters who can pay higher amounts and short-term rentals, which influences increased revenues. TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop higher end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. The HOME program can provide some resources to address this issue.

Rehabilitation	There is high demand in the rental market, which further drives up the cost burden for housing. The aging housing stock in the City make the rehabilitation of existing housing stock a priority. Rents will not financially support the cost of major rehabilitation projects similar to the new unit production priority discussed above, the achievable rents and income levels in the City often result in rehabilitation in the private marketplace to be financially infeasible.
Acquisition, including preservation	There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased. Similar to the new unit production, the HOME program can provide the resources for this type of development.

**Table 49 – Influence of Market Conditions**

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

### Introduction

The City of Dalton receives CDBG entitlement funding from HUD in which the City's Finance Department administers the grant. The City of Dalton was allocated a total of \$381,589 in CDBG funding for the 2024 program year. The City of Dalton held two Public Review Meetings to solicit comments on the Draft 2024-2028 Consolidated Plan, 2024 Annual Action Plan & 2024 Analysis of Impediments to Fair Housing Choice at the Mack Gaston Community Center located at 218 N. Frederick St, Dalton, GA 30721 at 11:00 A.M on Thursday, April 11, 2024 and at the City of Dalton Council Chamber Room located at 300 W. Waugh St, Dalton, GA 30721 at 10:00 A.M on Wednesday, June 5, 2024. No comment were received at the meetings. 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.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$381,589	\$0.00	\$0.00	\$381,589	\$1,526,356	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.

Table 50 - Anticipated Resources

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

The City of Dalton will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Dalton will continue to leverage additional financial resources including state and local funds as well as investigate other sources of funding that are consistent with the goals of the 2024-2028 Consolidated Plan. The City will collaborate by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

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

The City does not have any publicly owned land or property that will be used to address the needs identified in the plan.

**Discussion**

Not Applicable.

## 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 51 - 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services			
<b>Supportive Services</b>			
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	

Table 52 - 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	Home Repair for Homeowners	2024	2028	Affordable Housing	Citywide	Increase Access to Decent Affordable Housing	\$127,635.60	Homeowner Units Rehabilitated
2	Rental Rehab	2024	2028	Affordable Housing	Citywide	Non-Housing Community Development	\$127,635.60	Affordable rental housing benefit Persons Assisted
3	Public Facility Improvements	2024	2028	Non-Housing Community Development	Citywide	Non-Housing Community Development	\$0.00	Infrastructure other than housing benefit Persons Assisted
4	Provide Funding Support for Public Service Programs	2024	2028	Non-Housing Community Development	Citywide	Increase Access to Public Services	\$50,000	Public Services other than housing benefit Persons Assisted
5	Fair Housing Education	2024	2028	Non-Housing Community Development	Citywide	Affirmatively Furthering Fair Housing	\$0.00	Public Services other than housing benefit Persons Assisted
6	Provide Administrative Structure	2024	2028	Administration	Citywide	Planning & Administration	\$76,317.80	Other

Table 53 – Goals Summary

### Goal Descriptions

Goal Name	Goal Description
Home Repair for Homeowners	Provide housing rehabilitation for low-income homeowners to maintain housing affordability.
Rental Rehab	Improve low income rental housing units with HVAC repairs through the Housing Authority.



Public Facility Improvements	Improve public facilities including sidewalk repairs, street repairs, parks, walking trails, bike trails, community centers, youth centers, and childcare facilities.
Increase Access to Public Services	Fund projects including supportive services to low- and moderate-income households and persons with special needs including recreational activities, educational opportunities, and job skills to youth; and support for job training, substance abuse treatment, mental health services, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs.
Fair Housing Education	Fund projects to provide fair housing education and outreach.
Provide Administrative Structure	Provide the administrative structure for the planning, implementation, and management of the CDBG grant programs as well as other housing, community development, and homelessness programs.

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)

N/A

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 of Dalton's most recent Analysis of Impediments did not identify any institutional barriers to affordable housing. Dalton is growing in population and the demand for more affordable units is increasing. The City is committed to maintaining and enhancing policies that increase equal opportunity for housing for low-income families and minorities.

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment. These issues are presented based on programmatic experience, previous analyses, and were explored as part of the City of Dalton's Analysis of Impediments to Fair Housing Choice.

During the needs assessment, stakeholders revealed that a barrier to affordable housing exists with property owners violating tenant's rights or the lack of knowledge of tenants' rights. Property owners have increase rent without notice, refuse to make repairs, or refuse to rent to potential tenants due to minor credit issues. This practice is predatory and further exacerbates the affordability and availability crisis. Stakeholders also revealed that many immigrants do not receive information in a culturally competent way leaving these residents to forgo services for which they are indeed eligible.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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.

To maintain the City's commitment to prevent barriers to affordable housing the city will continue to:

- Conduct public outreach regarding availability of housing & housing assistance including ensuring that programs are culturally competent and translation of housing application materials into Spanish to accommodate applicants & clients who are not English-proficient.
- Maintain flexibility in zoning & building requirements when appropriate to allow for infill housing development.
- Maintain an Affirmative Marketing Plan to directly market newly developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders & home builders to encourage the use of non-traditional client loan qualifying & loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification.
- Support local Continuum of Care efforts for homeless populations & provides ongoing support & technical assistance to local agencies.
- Work with local agencies that provide financial case management & credit counseling.
- Review and, when applicable, revise the Fair Housing ordinance which ensures that fair housing options are available to its citizens.
- Monitor city-sponsored projects for equal access & compliance of the Fair Housing Act.
- Monitor code compliance to HQS and Fair Housing standards.
- Hold periodic Public Hearings providing information & requesting public comment on affordable and fair housing issues.
- Work with local housing service providers to conduct homebuyer & homeowner education.

## SP-60 Homelessness Strategy – 91.215(d)

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

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 City participates in and supports local efforts of the DWCDC and other local agencies in its initiatives and projects. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Such interventions include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs.

The DWCDC participates in the GA Balance of State Continuum of Care monthly meetings and coordinates services with CoC members. The City of Dalton through 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., its providers and strengthen the homeless governance structure and ensure services are provided to these populations. 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.

### Addressing the emergency and transitional housing needs of homeless persons

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. The City supports efforts of decreasing or ending homelessness in Dalton and supports the local Continuum of Care initiatives. 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 city will continue to support the Georgia Balance of State Continuum of Care in reducing the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The City of Dalton encourages collaboration with organizations to transition as many people as possible into permanent housing.

The Georgia Balance of State Continuum of Care implements a housing first model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life. The primary goals are to help people obtain permanent housing as quickly as possible, increase their self-sufficiency, and remain stably housed. 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. 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.

**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**

DWCDC and Northwest Georgia Family Crisis Center 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. The main need is to link people with available housing opportunities as quickly as possible and support them in accessing subsidies and increasing their income to help them sustain their housing long-term. 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.

The DWCDC coordinates with hospitals, courts, and other institutions to coordinate and plan the discharge of persons experiencing homelessness. Additionally, the DWCDC also collaborates closely with several organizations which offer primary care, behavioral health, career, and other services for persons experiencing 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. During the next year, the City will continue to:

- Improve coordination between mental health, physical health, and criminal justice systems to identify people at risk of homelessness and link them with supports to prevent them from becoming literally homeless after discharge.

- Work with the local and state Department of Children Services and support them in their effort to expand services for youth existing foster care.
- Assist in the identification of available prevention programs and development of a gaps analysis that allows us to create a homeless prevention plan in the coming years.

## **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 22-04, issued February 10, 2022, 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 CDBG entitlement funding and the Finance Department administers the funding for the City. The City of Dalton was allocated a total of \$381,589.00 in CDBG funding for the 2024 program year. . 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.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$381,589	\$0.00	\$0.00	\$381,589	\$1,526,356	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.

Table 54 - 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not intend to use any publicly owned land or property to address the needs of this Consolidated Plan.

**Discussion**

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	Home Repair for Homeowners	2024	2025	Affordable Housing	Citywide	Increase Access to Decent Affordable Housing	\$127,635.60	Homeowner Units Rehabilitated
2	Rental Rehabilitation	2024	2025	Affordable Housing	Citywide	Non-Housing Community Development	\$127,635.60	Affordable housing benefit Persons Assisted
3	Public Facility Improvements	2024	2025	Non-Housing Community Development	Citywide	Non-Housing Community Development	\$0	Infrastructure other than housing benefit Persons Assisted
4	Provide Funding Support for Public Service Programs	2024	2025	Non-Housing Community Development	Citywide	Increase Access to Public Services	\$50,000	Public Services other than housing benefit Persons Assisted
5	Fair Housing Education	2024	2025	Non-Housing Community Development	Citywide	Affirmatively Furthering Fair Housing		Public Services other than housing benefit Persons Assisted
6	Provide Administrative Structure	2024	2025	Administration	Citywide	Planning & Administration	\$76,317.80	Other

**Table 55 – Goals Summary**

## Goal Descriptions

Goal Name	Goal Description
Home Repair for Homeowners	Provide housing rehabilitation for low-income homeowners to maintain housing affordability.
Rental Rehabilitation	Improve low income rental housing units with HVAC repairs through the Housing Authority.
Public Facility Improvements	Improve public facilities including sidewalk repairs, street repairs, parks, walking trails, bike trails, community centers, youth centers, and childcare facilities.
Increase Access to Public Services	Fund projects including supportive services to low- and moderate-income households and persons with special needs including recreational activities, educational opportunities, and job skills to youth; and support for job training, substance abuse treatment, mental health services, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs.
Fair Housing Education	Fund projects to provide fair housing education and outreach.
Provide Administrative Structure	Provide the administrative structure for the planning, implementation, and management of the CDBG grant programs as well as other housing, community development, and homelessness programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City has identified the projects for the 2024 program year in the table below. Additional details are provided in Section AP-38.

#### Projects

<b>1</b>	<b>Project Name</b>	<b>CDBG Planning &amp; Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Administrative Structure
	<b>Needs Addressed</b>	Provide Administrative Structure
	<b>Funding</b>	\$76,317.80
	<b>Description</b>	CDBG Planning & Administration
	<b>Target Date</b>	2024-2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	CDBG Planning & Administration	
<b>2</b>	<b>Project Name</b>	<b>Northwest Georgia Family Crisis Center</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Access to Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	\$25,000
	<b>Description</b>	Domestic Violence Client Advocate Salary Assistance
	<b>Target Date</b>	2024-2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	CDBG Public Service assistance for operating costs	
<b>3</b>	<b>Project Name</b>	<b>Latin American Association</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Access to Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	\$25,000
	<b>Description</b>	Latino Family Well-Being Program
<b>Target Date</b>	2024-2025	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG Public Service assistance for operating costs
4	<b>Project Name</b>	<b>Dalton Housing Authority</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$127,635.60
	<b>Description</b>	Improve low income rental housing units with HVAC repairs through the Housing Authority.
	<b>Target Date</b>	2024-2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Improve low income rental housing units with HVAC repairs through the Housing Authority.
5	<b>Project Name</b>	<b>City of Dalton Housing Rehabilitation Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Home Repair for Homeowners
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$127,635.60
	<b>Description</b>	Provide housing rehabilitation for low-income homeowners to maintain housing affordability.
	<b>Target Date</b>	2024-2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide housing rehabilitation for low-income homeowners to maintain housing affordability.



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

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.

AP-38 Project Summary  
**Project Summary Information**

#	Project Name
1	City of Dalton CDBG Planning & Administration
2	NW Georgia Family Crisis Center
3	Latin American Association
4	City of Dalton Housing Authority
5	City of Dalton Residential Housing Rehab Program

**Table 56 – Project Information**

## AP-50 Geographic Distribution – 91.220(f)

The City of Dalton receives entitlement program funds directly from HUD. Program resources are allocated citywide based on low-mod areas which can coincide with areas of minority concentration. 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.

Over the next five years, the City intends to use its resources in the geographical boundaries of the City. The City has not selected any target areas for this Consolidated Plan period.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

**Table 57 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

To generate the greatest impacts, the City will focus efforts citywide in low-income areas. The general priorities and needs are, public services, affordable housing and public facilities & infrastructure that meet the needs of the City's very low-, low- and moderate-income residents.

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 is 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 and success

Public facility and infrastructure activities will be provided for areas where the percentage of LMI persons is 51% or higher. CDBG will also be used for beneficiaries that meet criteria under limited clientele beneficiary, such as the elderly, persons with disabilities, the homeless, etc. It is also expected that funding will be provided to assist low- and moderate- income homeowners. Public facilities and infrastructure activities will be based in the qualified census tracts according to the quartile method.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The special needs population will be served through local service providers. The homeless population will be served through the Continuum of Care.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	100
Special-Needs	0
Total	100

Table 58 - 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	52
Acquisition of Existing Units	0
Total	52

Table 59 - One Year Goals for Affordable Housing by Support Type

## **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**

The City of Dalton will provide the Housing Authority of Dalton with necessary funding to improve living conditions for low-income households.

### **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

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

### **Introduction**

This section describes the one-year goals and activities for the City of Dalton, GA in assessing and serving the needs for homeless persons and special needs populations. The City of Dalton's Annual Action Plan provides funding support for agencies providing services to the homeless. CDBG funds are also being provided for existing housing service providers to homeless populations. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Such interventions include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs.

### **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. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the CoC continues to strengthen the street outreach network to address the needs of the unsheltered population. 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**

While most homeless providers have some outreach services, there is not an agency that exclusively provides outreach services. Dalton continues to support organizations that assess the needs of the homeless to create a more robust social service system to address unmet needs. 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. 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.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The DWCDC will continue to support organizations that address the emergency shelter and transitional housing needs of the homeless to establish a more robust social service system. The GA Balance of State Continuum of Care is responsible for the oversight, planning and operations

of the entire CoC. Emergency needs for shelter are handled by local agencies receiving funding through the Georgia Balance of State Continuum of Care.

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. The Continuum of Care is continuing to work to reduce length of stay in homelessness. The CoC uses a coordinated housing referral process to refer, prioritize & match participants to CoC housing. Length of Stay is one factor considered when prioritizing. Housing Locators will work with adults and families in shelter to identify housing options and help them move more quickly into permanent housing.

Homeless providers will assist participants to develop independent living skills, increase income & access services to reduce returns to homelessness. Those existing homeless who are unable to maintain housing on their own will be linked to Permanent Supportive Housing, subsidized housing or family/friends with whom they can live. Homelessness prevention assistance including financial assistance & case management will be provided to those who are at risk of returning to homelessness. 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.

**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. At-risk households with a history of housing instability will receive case management to address barriers & link to mainstream resources such as SNAP, TANF, SSI and mainstream rental assistance programs. The CoC has received significant federal resources for eviction/ homeless prevention due to the pandemic. To ensure households with the greatest risk of homelessness are prioritized for assistance, the CoC developed a Homeless Prevention Index that uses local data on community-level predictors of homelessness to identify census tracts with the greatest need. These facilities and services will be able to meet the needs of families with children, individuals, persons with special health problems, and other characteristics.



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

### Introduction:

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment.

These issues are presented based on programmatic experience, previous analyses, and were explored as part of the City of Dalton’s Analysis of Impediments to Fair Housing Choice. A detailed description of these contributing factors can be found in the 2024 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**

**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:** 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:** 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.

## 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
<b>Total Program Income</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	80%

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Fair Housing Survey Data
	<b>List the name of the organization or individual who originated the data set.</b> City of Dalton
	<b>Provide a brief summary of the data set.</b> A fair housing survey was taken to collect information for the AI and needs assessment section of the Con Plan. Based on the survey many residents expressed a need for improvement on fair housing education efforts directly to the housing industry and to the general public.
	<b>What was the purpose for developing this data set?</b> For the completion of the AI and the Con Plan.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The survey was made available on the City's website and shared by email to the local nonprofits in the City. The survey was available for all residents in the City
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2021-2023
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
	2
<b>Data Source Name</b> US Census	
<b>List the name of the organization or individual who originated the data set.</b> US Census	
<b>Provide a brief summary of the data set.</b> U.S. Census Bureau, 2020, 2021, 2022 American Community Survey to create a LMI Area census tract map. This map was used to identify the LMA for CDBG funding.	
<b>What was the purpose for developing this data set?</b> Housing Data	
<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2020, 2021, 2022	

	<p>Briefly describe the methodology for the data collection.</p> <p>U.S. Census Bureau, 2020,2021, &amp; 2022 American Community Survey data</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The complete jurisdiction of the City.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>



## CITY COUNCIL AGENDA REQUEST

**Meeting Type:** Mayor & Council Meeting

**Meeting Date:** 6-17-24

**Agenda Item:** Memorandum of Understanding with Dalton Serenity Club

**Department:** Finance

**Requested By:** Cindy Jackson

**Reviewed/Approved by City Attorney?** Yes

**Cost:** \$13,000

**Funding Source if Not in Budget** OPIOID Settlement Funds

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

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Memorandum of Understanding with Dalton Serenity Club for operational costs in regard to services provided for drug addiction prevention and treatment. Funds shall only be used for eligible expenditures as identified in Exhibit E and Schedule B of the Settlement Agreement in the National Opioids Settlement.



## MEMORANDUM OF UNDERSTANDING

### GEORGIA, WHITFIELD

**THIS MEMORANDUM OF UNDERSTANDING** (“Agreement”) is made and entered into this the 17th day of June, 2024, by and between the CITY OF DALTON, GEORGIA, a municipal corporation of the State of Georgia (hereinafter referred to as “the City”) and DALTON SERENITY CLUB, INC., a Georgia non-profit corporation (hereinafter referred to as “DSC.”)

#### WITNESSETH:

**WHEREAS**, DSC hosts Narcotics Anonymous and other programs in the City of Dalton which are designed to address and treat drug addiction; and

**WHEREAS**, the City has determined that there is a significant public benefit to the City by operation of DSC; and

**WHEREAS**, the City desires to provide certain funding for DSC through funds received (“Settlement Funds”) from the settlement of certain litigation against certain opioid distributors and others, which is commonly referenced as the “National Opioids Settlement.”

**WHEREAS**, Narcotics Anonymous and other programs conducted or supported by DSC are an approved use of settlement funds pursuant to the National Opioids Settlement as identified on Exhibit E, Schedule B of the Settlement Agreement in the National Opioids Settlement (“Approved Uses”); and

**WHEREAS**, the City desires to allocate the sum of thirteen thousand dollars (\$13,000.00) from Settlement Funds to DSC via a one-time remittance of this sum for the benefit of DSC;

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and DSC herewith agree as follows:

-1-

The City shall remit to DSC the total sum of thirteen thousand dollars (\$13,000.00) (“City Funds”) from the Settlement Funds, which may be paid via a lump sum or in monthly installments for no more than one year from the date of this Agreement, in the sole discretion of the City.

-2-

DSC shall use the City Funds only for the operation of DSC and only for Approved Uses, including rent, utilities, program materials, and supplies.

-3-

DSC shall provide the City with a complete financial statement showing the use of the City Funds after the City Funds have been exhausted and at such other times as may be reasonably requested by the City while DSC is utilizing City Funds.

-4-

DSC may make subsequent requests for funding by the City, which may be documented by subsequent agreement; however, nothing in this Agreement shall obligate the City to provide any such funds.

-5-

If the City makes a lump sum payment and DSC subsequently ceases operation or ceases to provide programming which constitutes one of the Approved Uses, the City shall be entitled to receive a prompt refund of any unused City Funds.

-6-

If any provision of this Agreement shall be invalid to any extent, then such provision shall be modified, if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to circumstances other than those to which it is held invalid, shall not be affected thereby and each provision of this Agreement shall be valid and enforced to the fullest extent provided by law.

-7-

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the state of Georgia.

-8-

This Agreement constitutes the entire agreement and understanding between the parties hereto regarding the subject matter of this Agreement and supersedes and revokes any prior agreement or understanding related to the subject matter of this Agreement. No change, amendment, termination, or attempted waiver of any of the provisions hereof shall be binding upon the other party unless reduced to writing and signed by both parties hereto.

-9-

Any notices or communications required or permitted hereunder shall be sufficiently given if sent by regular mail, as addressed as follows:

2.

As to the City: City Administrator  
City of Dalton  
P.O. Box 1205  
Dalton, GA 30722-1205

As to DSC: Dalton Serenity Club, Inc.  
c/o Director  
513 Benjamin Way, Suite 310  
Dalton, GA 30720

or to such other address as shall be furnished by notice to the other party.

-10-

No waiver by either party hereto of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like, similar, or different in character.

-11-

The parties acknowledge that this Agreement is the result of negotiations and neither party shall be considered its drafter for purposes of stricter interpretation or construction.

**IN WITNESS WHEREOF**, we have affixed our hands and seals in our official capacities and as duly authorized officers who are authorized to specifically bind this Agreement to be effective as of the day and year first above written.

**City of Dalton**

By: \_\_\_\_\_  
Mayor/Mayor Pro Tempore

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk  
(SEAL)

**Dalton Serenity Club, Inc.**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_  
[Corporate Seal]

## **Schedule B Approved Uses**

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

PART ONE: TREATMENT
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### **A. TREAT OPIOID USE DISORDER (OUD)**

Support treatment of Opioid Use Disorder (“OUD”) and any co-occurring Substance Use Disorder or Mental Health (“SUD/MH”) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:<sup>2</sup>

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment (“MAT”) approved by the U.S. Food and Drug Administration.
2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine (“ASAM”) continuum of care for OUD and any co-occurring SUD/MH conditions.
3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
4. Improve oversight of Opioid Treatment Programs (“OTPs”) to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.
5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.
6. Provide treatment of trauma for individuals with OUD (*e.g.*, violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (*e.g.*, surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.
7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.

<sup>2</sup> As used in this Schedule B, words like “expand,” “fund,” “provide” or the like shall not indicate a preference for new or existing programs.

8. Provide training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.
10. Offer fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
11. Offer scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD/MH or mental health conditions, including, but not limited to, training, scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.
12. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (“DATA 2000”) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.
13. Disseminate web-based training curricula, such as the American Academy of Addiction Psychiatry’s Provider Clinical Support Service–Opioids web-based training curriculum and motivational interviewing.
14. Develop and disseminate new curricula, such as the American Academy of Addiction Psychiatry’s Provider Clinical Support Service for Medication–Assisted Treatment.

**B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY**

Support people in recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the programs or strategies that:

1. Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.
2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.
3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.

4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved medication with other support services.
5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.
6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions.
7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.
8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.
9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.
11. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.
12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.
13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.
14. Create and/or support recovery high schools.
15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

**C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED  
(CONNECTIONS TO CARE)**

Provide connections to care for people who have—or are at risk of developing—OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.
2. Fund SBIRT programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.
3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.
4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.
6. Provide training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.
7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically appropriate follow-up care through a bridge clinic or similar approach.
8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.
9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions or to persons who have experienced an opioid overdose.
11. Expand warm hand-off services to transition to recovery services.
12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.
13. Develop and support best practices on addressing OUD in the workplace.
14. Support assistance programs for health care providers with OUD.

15. Engage non-profits and the faith community as a system to support outreach for treatment.
16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

**D. ADDRESS THE NEEDS OF CRIMINAL JUSTICE-INVOLVED PERSONS**

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:
  1. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (“*PAARP*”);
  2. Active outreach strategies such as the Drug Abuse Response Team (“*DART*”) model;
  3. “Naloxone Plus” strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;
  4. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (“*LEAD*”) model;
  5. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or
  6. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise.
2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.
3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions.
4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are incarcerated in jail or prison.



5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are leaving jail or prison or have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.
6. Support critical time interventions (“CTP”), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.
7. Provide training on best practices for addressing the needs of criminal justice-involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

**E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME**

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome (“NAS”), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women—or women who could become pregnant—who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.
2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.
3. Provide training for obstetricians or other healthcare personnel who work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.
4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; and expand long-term treatment and services for medical monitoring of NAS babies and their families.
5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with NAS get referred to appropriate services and receive a plan of safe care.

6. Provide child and family supports for parenting women with OUD and any co-occurring SUD/MH conditions.
7. Provide enhanced family support and child care services for parents with OUD and any co-occurring SUD/MH conditions.
8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.
9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including, but not limited to, parent skills training.
10. Provide support for Children’s Services—Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

**F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS**

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding medical provider education and outreach regarding best prescribing practices for opioids consistent with the Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).
2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
3. Continuing Medical Education (CME) on appropriate prescribing of opioids.
4. Providing Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Supporting enhancements or improvements to Prescription Drug Monitoring Programs (“PDMPs”), including, but not limited to, improvements that:
  1. Increase the number of prescribers using PDMPs;
  2. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or

3. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD in a manner that complies with all relevant privacy and security laws and rules.
6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation’s Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.
7. Increasing electronic prescribing to prevent diversion or forgery.
8. Educating dispensers on appropriate opioid dispensing.

**G. PREVENT MISUSE OF OPIOIDS**

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding media campaigns to prevent opioid misuse.
2. Corrective advertising or affirmative public education campaigns based on evidence.
3. Public education relating to drug disposal.
4. Drug take-back disposal or destruction programs.
5. Funding community anti-drug coalitions that engage in drug prevention efforts.
6. Supporting community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction—including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (“SAMHSA”).
7. Engaging non-profits and faith-based communities as systems to support prevention.
8. Funding evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.

10. Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.
11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.
12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address mental health needs in young people that (when not properly addressed) increase the risk of opioid or another drug misuse.

#### **H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)**

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increased availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.
2. Public health entities providing free naloxone to anyone in the community.
3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.
4. Enabling school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.
5. Expanding, improving, or developing data tracking software and applications for overdoses/naloxone revivals.
6. Public education relating to emergency responses to overdoses.
7. Public education relating to immunity and Good Samaritan laws.
8. Educating first responders regarding the existence and operation of immunity and Good Samaritan laws.
9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.

10. Expanding access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.
11. Supporting mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.
12. Providing training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.
13. Supporting screening for fentanyl in routine clinical toxicology testing.

**PART THREE: OTHER STRATEGIES**

**I. FIRST RESPONDERS**

In addition to items in section C, D and H relating to first responders, support the following:

1. Education of law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.
2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

**J. LEADERSHIP, PLANNING AND COORDINATION**

Support efforts to provide leadership, planning, coordination, facilitations, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment intervention services, and to support training and technical assistance and other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
2. A dashboard to (a) share reports, recommendations, or plans to spend opioid settlement funds; (b) to show how opioid settlement funds have been spent; (c) to report program or strategy outcomes; or (d) to track, share or visualize key opioid- or health-related indicators and supports as identified through collaborative statewide, regional, local or community processes.
3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing

overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

4. Provide resources to staff government oversight and management of opioid abatement programs.

## **K. TRAINING**

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, those that:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.
2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

## **L. RESEARCH**

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection and evaluation of programs and strategies described in this opioid abatement strategy list.
2. Research non-opioid treatment of chronic pain.
3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.
4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.
5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g., Hawaii HOPE and Dakota 24/7).

7. Epidemiological surveillance of OUD-related behaviors in critical populations, including individuals entering the criminal justice system, including, but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring (“ADAM”) system.
8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.
9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.



## CITY COUNCIL AGENDA REQUEST

**Meeting Type:** Mayor & Council Meeting

**Meeting Date:** June 17, 2024

**Agenda Item:** Approval of Grant Agreement and SF-424 for Dalton Urban Garden Park

**Department:** Recreation

**Requested By:** Caitlin Sharpe

**Reviewed/Approved by City Attorney?** Yes

**Cost:**

**Funding Source if Not in Budget** Grant Funded

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

The following request is to approve the following paperwork required for the USDA Urban Garden Park.





**NOTICE OF GRANT AND AGREEMENT AWARD**

1. Award Identifying Number NR244310XXXXG004	2. Amendment Number	3. Award /Project Period 08/01/2024 - 07/31/2027	4. Type of award instrument: Grant Agreement
5. Agency (Name and Address) Natural Resources Conservation Service 355 East Hancock Avenue, Stop Number 200 Athens, GA 30601		6. Recipient Organization (Name and Address) CITY OF DALTON P. O. BOX 1205 DALTON GA 30720-3143  UEI Number / DUNS Number: NKZAZHFZFEN7 / 075869230 EIN:	
7. NRCS Program Contact Name: MICHAEL LOWE Phone: Email: michael.lowe@usda.gov	8. NRCS Administrative Contact Name: KATHERINE KASACEK Phone: Email: Katherine.Kasacek@usda.gov	9. Recipient Program Contact Name: Stephen Bontekoe Phone: (423) 421-2543 Email: stevebontekoe@gmail.com	10. Recipient Administrative Contact Name: Cindy Jackson Phone: (706) 529-2460 Email: cjackson@daltonga.gov
11. CFDA 10.902	12. Authority 16 U.S.C. 2001-2009 16 U.S.C. 2004 16 U.S.C. 3801 et seq 16 U.S.C. 590a-590f, 590q 7 CFR 12 7 U.S.C. 1010a	13. Type of Action New Agreement	14. Program Director Name: Caitlin Sharpe Phone: (706) 278-5404 Email: csharpe@daltonga.gov
15. Project Title/ Description: The programing will support nutrition and food access through teaching gardening skills.			
16. Entity Type:			
17. Select Funding Type			
Select funding type:	<input checked="" type="checkbox"/> Federal	<input checked="" type="checkbox"/> Non-Federal	
Original funds total	\$149,466.00	\$20,446.60	
Additional funds total	\$0.00	\$0.00	
Grand total	\$149,466.00	\$20,446.60	
18. Approved Budget			

Personnel	\$0.00	Fringe Benefits	\$0.00
Travel	\$0.00	Equipment	\$0.00
Supplies	\$0.00	Contractual	\$0.00
Construction	\$0.00	Other	\$149,466.00
Total Direct Cost	\$149,466.00	Total Indirect Cost	\$0.00
		Total Non-Federal Funds	\$20,446.60
		Total Federal Funds Awarded	\$149,466.00
		Total Approved Budget	\$169,912.60

This agreement is subject to applicable USDA NRCS statutory provisions and Financial Assistance Regulations. In accepting this award or amendment and any payments made pursuant thereto, the undersigned represents that he or she is duly authorized to act on behalf of the awardee organization, agrees that the award is subject to the applicable provisions of this agreement (and all attachments), and agrees that acceptance of any payments constitutes an agreement by the payee that the amounts, if any, found by NRCS to have been overpaid, will be refunded or credited in full to NRCS.

Name and Title of Authorized Government Representative <b>TERRANCE RUDOLPH</b> State Conservationist	Signature	Date
Name and Title of Authorized Recipient Representative <b>CINDY JACKSON</b> Chief Financial Officer	Signature <i>Cindy Jackson</i>	Date <i>6-10-24</i>

**NONDISCRIMINATION STATEMENT**

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW., Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

**PRIVACY ACT STATEMENT**

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. Section 522a).

## Statement of Work

### Purpose

The purpose of this agreement, between the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) and The City of Dalton (Recipient), is to support both elders and young with educational opportunities that will increase their food security, maximize their understanding of conservation in urban settings and promote urban farm bill programs such as those offered through the Environmental Quality Incentives Program of NRCS. Classes and signage will document the garden project area and pollinator zone.

The City of Dalton is an urban community with a population above 34,000. The city is made up of 55% historically underserved population, 52% of which are Hispanic. The city has a long history of industrial development. The city has a strong recreational programming staff that is capable of programming education and gardening projects.

A parcel has been identified in census tract 5.02 of the city for launching a city garden. This city-owned property is along a tributary to Mill Creek in the Conasauga Watershed. The area supported by this gardening project is in an area of the city with 365 poverty levels with 2,420 households represented. The programming will support nutrition and food access through teaching gardening skills. Additionally, the site, being adjacent to a tributary, offers conservation and water quality education opportunities.

The project site is situated on a one-acre corner lot. Section 8 housing, designated for elderly citizens, directly adjoins the parcel to the East. The Western border of the property is 830 ft of stream and housing. Two schools are within a 10-minute walk to the site.

### Objectives

- Engage students within the 2 schools near the site and those in the community with Natural Resource topics
- Provide workshops for students and community members to learn more about natural resources and how to conserve them.
- Create urban gardening sites for use by community members and classes
- Improve the management of natural resources in urban settings, specifically gardening and riparian areas.
- Connect participants and communities to NRCS district offices
- Create pollinator garden plantings along the riparian areas of a currently unvegetated stream.
- Support activities that engage pollinator education. This will be integrated with trainings on establishment of pollinator habitats in urban areas.
- Build raised bed gardens, established for use in community plots and educational trainings. (City public works in partnership with Limestone Valley Conservation District)
- Urban conservation education programming will be developed for annual program use.
- Offering trainings monthly on conservation, nutrition, and sustainability topics (partnership with NRCS office, University Extension, City tree board, and local nonprofits)
- Offering garden education classes weekly for the 20 weeks of growing season
- Offer Farm Bill Program outreach programs either as part of trainings or as stand-alone programs, 8 workshops scheduled. (partnering with Limestone Valley Conservation District and local NRCS field office)
- Promote accessibility to disabled urban gardeners through tall raised bed systems

### Budget Narrative

The official budget described in this Budget Narrative will be considered the total budget as last approved by the Federal awarding agency for this award.

Amounts included in this budget narrative are estimates. Reimbursement or advance liquidations will be based on actual expenditures, not to exceed the amount obligated.

TOTAL BUDGET \$169,912.60

TOTAL FEDERAL FUNDS \$149,466.00

PERSONNEL \$103,584

FRINGE BENEFITS \$0

TRAVEL \$0

EQUIPMENT \$0

SUPPLIES \$45,882.00

CONTRACTUAL \$0

CONSTRUCTION \$0  
 OTHER \$0  
 TOTAL DIRECT COSTS \$149,466.00  
 INDIRECT COSTS \$0

TOTAL NON-FEDERAL FUNDS \$20,446.60  
 PERSONNEL \$0  
 FRINGE BENEFITS \$0  
 TRAVEL \$0  
 EQUIPMENT \$0  
 SUPPLIES \$5,000.00  
 CONTRACTUAL \$0  
 CONSTRUCTION \$0  
 OTHER \$0  
 TOTAL DIRECT COSTS \$0  
 INDIRECT COSTS \$15,446.60

Recipient has elected to use the de minimis indirect cost rate.

Base includes: \$103,584 + \$50,882 = \$154,466  
 IDCs = \$154,466 x 10% = \$15,446.60  
 Federal Share IDCs = \$0  
 Non-Federal Share IDCs = \$15,446.60

**FEDERAL FUNDS**

**Personnel**

Project staffing will be broken into two categories, administrative and program implementation. The project administrations will encompass record keeping, contract management, supervision, coordination, and reporting. The Program implementation staff role will involve scheduling, site management, education and outreach, educational events, and daily engagement with the garden. Personnel salaries do not include fringe.

**Administrative**

Salary	% effort	Program Duration	Amt. Requested
\$48/hour	.1 FTE (208 hours/year)	2 years	\$19,968.00

**Program staff**

Salary	% effort	Program Duration	Amt. Requested
\$20.10/hour	1 FTE (2080 hours/year)	2 years	\$83,616.00

**Supplies**

Prices were gathered from local sources, recent experience, and NRCS 2024 cost estimator. Supplies will be used to purchase cover crop seed, pollinator seed (native), signage for 2 sites on the 1-acre project. Signes to be located at Garden entrance and Riparian area. Additional supply budget will be used for irrigation supplies in the urban raised beds. Raised bed boxes and soil will be built and filled on site.

Raised beds: 80 beds @ \$258 per bed = \$20,640  
 Irrigation supply: 2600 square feet @ 1.247/sq ft = \$3,242  
 Pollinator site supplies (seed and site prep): \$4,000  
 Signage: lumber, steel, concrete, design, metal signs: \$5,000  
 Garden soil: 10 loads at \$1200 each = \$12,000  
 Cover crop and garden seed: \$6.25 per bed per year for 2 years = \$1,000

**NONFEDERAL FUNDS**

**Supplies**

Signage materials: \$200  
 Garden soil: 4 loads at \$1200 each = \$4,800

**Responsibilities of the Parties:**

If inconsistencies arise between the language in this Statement of Work (SOW) and the General Terms and Conditions attached to the agreement, the language in this SOW takes precedence.

**NRCS RESPONSIBILITIES**

None

**RECIPIENT RESPONSIBILITIES**

Perform the work and produce the deliverables as outlined in this Statement of Work.

Develop a Garden outreach program

Develop the project site into an urban garden

Conduct 2 years of Garden outreach and education

Establish a pollinator habitat on the project site

Erect educational signage for all aspects of the project.

Comply with the applicable version of the General Terms and Conditions.

Submit reports and payment requests to the ezFedGrants system or the Farm Production and Conservation (FPAC)

Grants and Agreements Division via email to FPAC.BC.GAD@usda.gov as outlined in the applicable version of the General Terms and Conditions. Reporting frequency is as follows:

Performance reports: semiannual

SF425 Financial Reports: semiannual

**Expected Accomplishments and Deliverables**

Quarter 1: Contracting, site preparation and kick-off

Quarter 2: Community build days, building raised beds. 1st workshop. Launch weekly classes to continue throughout all quarters.

Quarter 3: 2nd workshop, install garden signs, complete semiannual report

Quarter 4: Site prep for pollinators.

Quarter 5: install pollinator site, complete annual report

Quarter 6: install signs at pollinator, Workshop 3

Quarter 7: workshop 4 and continued weekly classes. Complete semiannual report

Quarter 8: Continued programming and workshop 5 and 6, Complete annual report

**Resources Required**

See the Responsibilities of the Parties section for required resources, if applicable.

**Milestones**

See the Expected Accomplishments and Deliverables section for milestones.

## GENERAL TERMS AND CONDITIONS

Please reference the below link(s) for the General Terms and Conditions pertaining to this award:  
<https://www.fpacbc.usda.gov/about/grants-and-agreements/award-terms-and-conditions/index.html>

**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
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<b>* 3. Date Received:</b> <input type="text" value="05/17/2024"/>	<b>4. Applicant Identifier:</b> <input type="text"/>
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<b>5a. Federal Entity Identifier:</b> <input type="text" value="KV17N7HANES8"/>	<b>5b. Federal Award Identifier:</b> <input type="text"/>
--	--

**State Use Only:**

<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>
--	--

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> <input type="text" value="City of Dalton"/>	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> <input type="text" value="58-6000557"/>	<b>* c. UEI:</b> <input type="text" value="NKKZAZHFZFEN7"/>

**d. Address:**

<b>* Street1:</b>	<input type="text" value="Po Box 1205"/>
<b>Street2:</b>	<input type="text" value="W Waugh Street"/>
<b>* City:</b>	<input type="text" value="Dalton"/>
<b>County/Parish:</b>	<input type="text"/>
<b>* State:</b>	<input type="text" value="GA: Georgia"/>
<b>Province:</b>	<input type="text"/>
<b>* Country:</b>	<input type="text" value="USA: UNITED STATES"/>
<b>* Zip / Postal Code:</b>	<input type="text" value="30722-1161"/>

**e. Organizational Unit:**

<b>Department Name:</b> <input type="text"/>	<b>Division Name:</b> <input type="text"/>
---	---

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> <input type="text"/>	<b>* First Name:</b> <input type="text" value="Cindy"/>
<b>Middle Name:</b> <input type="text"/>	
<b>* Last Name:</b> <input type="text" value="Jackson"/>	
<b>Suffix:</b> <input type="text"/>	

<b>Title:</b> <input type="text" value="Chief Financial Officer"/>
--

<b>Organizational Affiliation:</b> <input type="text"/>
--

<b>* Telephone Number:</b> <input type="text" value="706-529-2460"/>	<b>Fax Number:</b> <input type="text"/>
--	---

<b>* Email:</b> <input type="text" value="cjackson@daltonga.gov"/>
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**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

USDA- NRCS

**11. Catalog of Federal Domestic Assistance Number:**

10.902

**CFDA Title:**

soil and Water Conservation

**\* 12. Funding Opportunity Number:**

USDA-NRCS-GA-MULTI-24-NOFO0001349

**\* Title:**

Dalton Urban Garden

**13. Competition Identification Number:**

**Title:**

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Dalton Urban Garden park.pdf

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Dalton Urban Garden Park

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="149,466.00"/>
* b. Applicant	<input type="text" value="20,446.60"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="169,912.60"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:



## CITY COUNCIL AGENDA REQUEST

<b>Meeting Type:</b>	Mayor & Council Meeting
<b>Meeting Date:</b>	June 17, 2024
<b>Agenda Item:</b>	General Construction Agreement with Wadsworth Golf Construction Company
<b>Department:</b>	Recreation
<b>Requested By:</b>	Caitlin Sharpe
<b>Reviewed/Approved by City Attorney?</b>	Yes
<b>Cost:</b>	\$1,107,000.00 (unit price contract)
<b>Funding Source if Not in Budget</b>	Surplus Fund Balance

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

This is a request to approve the general construction agreement with Wadsworth Golf Construction Company to complete the bunker renovation at Nob North Golf Course. The City published request for proposals in March. We received two responses. Wadsworth Golf Construction Company proved to be most responsive bid and lowest price.

This has been presented and approved by the Recreation Commission and Finance Committee.

**CITY OF DALTON  
PARKS AND RECREATION DEPARTMENT  
GENERAL CONSTRUCTION AGREEMENT**

THIS GENERAL CONSTRUCTION AGREEMENT is made and entered into on this June 3, 2024 by and between the City of Dalton, a Georgia Municipal Corporation, hereinafter referred to as "CITY", and Wadsworth Golf Construction Company, hereinafter referred to as "CONTRACTOR".

WHEREAS, CONTRACTOR desires to construct the project to the CITY's specifications; and

WITNESSETH: That the parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

1. **CONSTRUCTION SITE:** The real property upon which the project shall be constructed is located on the project site located 298 Nob N Dr, Cohutta, GA 30710 hereinafter "subject property".

2. **USE OF PROPERTY:** CONTRACTOR shall have use and possession of the subject property to complete the project: The subject property shall be occupied and used in conformity with all laws, statutes, ordinances, rules, restrictions, and orders of any federal, state or municipal governments or agencies thereof having jurisdiction over the use of the subject property. The subject property shall be used for the construction of the subject project and related storage only and not for any other commercial operations. The storage of flammable liquids, gases, fuels, lubricating or waste oil, acids, paint, and solvents or, other dangerous materials is prohibited except that such materials may be kept and stored in proper receptacles and secured from access by the public at the subject property during construction as may be necessary for use in the operation of the CONTRACTOR for completion of the subject project. Any such substances shall be delivered in such amount and stored and used only as approved by the CITY and in accordance with applicable federal, state, and local statutes, ordinances, rules and regulations in force during the term of this Agreement.

3. **PROJECT:** The CONTRACTOR shall complete the project and perform the services specified in the "Request for Proposals (RFP) NO 756-2024-01 Nob North Golf Course Bunker Renovations 2024", which is included herein by reference and the specifications provided in the CONTRACTOR's proposal attached hereto as Exhibit "A", hereinbefore and after "the project".

4. **DATE OF COMMENCEMENT:** The CONTRACTOR shall commence work on

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CITY OF DALTON  
PARKS AND RECREATION DEPARTMENT  
GENERAL CONSTRUCTION AGREEMENT

the project within ten (10) days after receipt of the dated Notice to Proceed.

5. **DATE OF COMPLETION:** The CONTRACTOR shall complete the project on or before April 2025.

6. **UNIT PRICE CONTRACT SUM:** The CITY shall pay to CONTRACTOR the estimated sum of: \$1,107,000.00 (One Million one hundred seven thousand dollars) based on actual units installed and payment remitted in accordance with unit prices shown in Exhibit A.

7. **CONTRACT PENALTY:** The CONTRACTOR shall pay to the CITY the amount of \$ 100.00 Dollars per calendar day for unexcused delay in completion of the project past the date of completion.

8. **PAYMENT:** The CITY shall pay the contract sum to CONTRACTOR upon complete performance of the project and terms of this Agreement. CONTRACTOR shall provide to CITY an Affidavit from the CONTRACTOR stating the CONTRACTOR has fully performed all terms of the Agreement. Final payment shall be made no later than 30 days after receipt of said Affidavit. Upon completion of any additional services, said additional services shall be paid within 30 days of receipt of invoice from CONTRACTOR. Payment shall be made via electronic funds transfer (EFT).

9. **SURRENDER OF subject property:** CONTRACTOR shall, no later than 5 days after completion of the project, surrender possession of the subject property and remove all vehicles, equipment, supplies, construction debris, waste and refuse from the subject property. CONTRACTOR shall reimburse CITY for the cost of removal of any such items remaining on the subject property after 5 days. CITY may have any such items stored at CONTRACTOR'S risk and expense. All personal property of CONTRACTOR, or SUBCONTRACTOR, remaining on the subject property or in possession of the CITY after 30 days shall be deemed abandoned by the CONTRACTOR, or the SUBCONTRACTOR, and may be disposed of by CITY without liability to CONTRACTOR, or SUBCONTRACTOR. All permanent improvements to the subject property shall become the Subject property of the CITY.

10. **CITY COVENANTS:** CITY covenants and agrees:

- (a) to provide all available information, data, reports, records and maps of or to which CITY has possession or control which are necessary for CONTRACTOR to perform the scope of services provided for herein;
- (b) to provide reasonable assistance and cooperation to CONTRACTOR in obtaining any information or documentation which are necessary for

CONTRACTOR to perform the scope of services provided for herein;

- (c) to designate a representative authorized to act on the CITY's behalf with respect to the project. Unless otherwise provided, said CITY representative shall be the Director of Parks and Recreation Department;
  - (d) to permit access to the subject property and obtain permission to access necessary private property for CONTRACTOR to complete the scope of services;
  - (e) to provide reasonable assistance to CONTRACTOR in applying for and obtaining any necessary Federal, State or local government permits for the scope of services;
11. CONTRACTOR COVENANTS: CONTRACTOR covenants and agrees:
- (a) to perform the scope of services in a skilled, qualified, and professional manner, using that degree of care and skill ordinarily exercised by contractors practicing in the same or similar field;
  - (b) to use only employees and subcontractors qualified to complete the work with sufficient experience on same or substantially similar projects;
  - (c) to use only properly licensed employees or subcontractors for any work requiring a specialty, occupational, or professional license issued by the State of Georgia;
  - (d) to designate a representative authorized to act on the CONTRACTOR's behalf with respect to the project.
  - (e) to use the subject property in a safe, careful and lawful manner;
  - (f) to promptly report in writing to CITY any unsafe or defective condition of the subject property and any adverse site condition, which shall include but not be limited to limited access, extremely dense vegetation, subsurface conditions, damaged property, or existing utilities, that may adversely affect CONTRACTOR's ability to complete the scope of services or other terms of this Agreement;
  - (g) to promptly report in writing to CITY any damage to or injuries sustained on the subject property and to promptly repair any damage to the subject property which is made necessary by any act of CONTRACTOR, its employees, agents, subcontractors, or invitees;

- (h) to keep the subject property in a clean and orderly condition and to remove any personal property of CONTRACTOR upon completion of the project, and require all SUBCONTRACTOR's to do the same unless otherwise permitted by the CITY;
- (i) to perform all work on the project in a good and workmanlike manner, free from faults and defects, and in conformance with the terms of this Agreement;
- (j) to determine the appropriate method, details and means of performing the scope of services provided by this Agreement;
- (k) to exercise the ordinary standard of care in complying with the laws, codes, and regulations applicable to the CONTRACTOR's services;
- (l) to exercise diligence and to complete delivery of the scope of services in a timely manner consistent with the exercise of due care;
- (m) to attend meetings to make presentations or to otherwise review the progress of the work as set out in the scope of services at the reasonable request of the CITY;
- (n) to prepare and submit to the CITY reports required by the scope of services or upon the written request of the CITY.
- (o) to keep the subject property in a clean and orderly condition and to protect from loss, damage or theft any supplies or materials necessary for completion of the project;
- (p) to permit CITY and its employees and agents access to the subject property at all reasonable times for the purposes of making repairs, inspecting the subject property, and inspecting the progress of the project;
- (q) to use only new materials appropriate for completion of the project;

12. INDEMNITY: CONTRACTOR shall indemnify CITY from and hold CITY harmless against all claims, demands, and judgments for loss, damage, or injury to person or property, resulting from or incurring by reason of CONTRACTOR'S use and occupancy or non-occupancy of the subject property or by the negligence or willful acts of CONTRACTOR, its agents, officers, employees, invitees or licensees and from all expenses incurred by CITY as a result thereof including, without limitation, reasonable attorneys' fees and expenses and court costs, except if arising from or caused by the sole fault or negligence of CITY or any of CITY's employees, agents or representatives acting on behalf of the CITY.

Additionally, CONTRACTOR agrees that all personal property that may be at any time at the subject property shall be at CONTRACTOR's sole risk or at the risk of those claiming through CONTRACTOR and that CITY shall not be liable for any damage to or loss of such personal Subject property except if arising from or caused by the sole fault or negligence of CITY.

13. INSURANCE: CONTRACTOR agrees to carry at its own expense through the term of this Agreement the types and amounts of insurance required to maintain status as a Vendor of the City of Dalton. CONTRACTOR shall provide CITY with copies or evidence of such insurance coverage prior to the commencement date of the Agreement. Such insurance policies shall name CITY as an additional insured and shall be issued by such insurance companies and on such forms as may be approved by CITY. Said insurance shall include the following:

- (a) General Liability Coverage - General Liability policy with a minimum limit of \$1,000,000.00 per occurrence for bodily injury and property damage.
  - (b) Workers' Compensation Coverage -- Workers' Compensation policy with the following minimum limits:
    - (1) Workers' Compensation statutory limits;
    - (2) Employer's Liability:
      - a. Bodily Injury by Accident - \$100,000.00
      - b. Bodily Injury by Disease - \$500,000.00 policy limit
      - c. Bodily Injury by Disease - \$100,000.00 each employee.
- CONTRACTOR shall complete the Workers' Compensation Insurance Affidavit of the City of Dalton to determine if any exemption to Workers' Compensation Insurance is applicable.
- (c) Auto Liability Coverage -- Auto Liability policy with a combined single limit of \$1,000,000.00 per occurrence for bodily injury and property damage, if motor vehicle is used in performance of scope of services. Comprehensive form covering all owned, non-owned, and hired vehicles.
  - (d) Property Coverage or Builder's Risk Coverage - Property Coverage or Builder's Risk policy with a minimum equal to or greater than the existing building value for renovations, equal to or greater than the total cost of construction per contract for new construction, and equal to or greater than the existing building value being renovated plus the total cost of new construction per contract for mixed renovation and new construction.

14. ASSIGNMENT: CONTRACTOR may not assign all or any portion of the Agreement without the prior written permission of CITY.

15. SUBCONTRACTORS: The CONTRACTOR shall provide written notice to CITY of CONTRACTOR'S intent to use a subcontractor for any portion of the project. CITY shall be entitled to reject any subcontractor it deems not qualified in the CITY's sole discretion. Any subcontractor approved for work on the project shall abide by any and all terms of this Agreement.

16. NON-WAIVER OF DEFAULT: The failure or delay by either party hereto to enforce or exercise at any time any of the rights or remedies or other provisions of this Agreement shall nor be construed to be a waiver thereof, not affect the validity of any part of this Agreement or the right of either party thereafter to enforce each and every such right or remedy or other provision. No waiver of any default or breach of the Agreement shall be held to be a waiver of any other default and breach.

17. NOTICES: Any notice required or permitted to be given under this Agreement or by law shall be deemed to have been given if reduced in writing and delivered in person or mailed by certified mail, return receipt requested, postage prepaid to the party who is to receive such notice.

Such notice to CITY shall be mailed to: City of Dalton  
ATTN: City Administrator/Andrew Parker  
300 W Waugh Street  
P.O. Box 1205  
Dalton, GA 30722-1205

Such notice to CONTRACTOR shall be mailed to: Wadsworth Golf Construction  
Eric Wadsworth, Vice President  
13941 S Van Dyke Rd  
Plainfield, Illinois 60544

When so mailed, the notice shall be deemed to have been given as of the third (3rd) day after the date it was mailed. The addresses may be changed by giving written notice thereof to the other party.

18. CONTRACT DOCUMENTS: This Agreement shall include the advertisement or invitation to sealed competitive proposals, Instructions to proposers, sample forms, the Addenda relating to bidding and proposal requirements, and any other written information provided by the CITY in anticipation of receiving bids or proposals, if any, except as specifically excluded herein, and the CONTRACTOR'S bid or proposal. The terms of this Agreement shall supersede any terms in the above-referenced documents in direct conflict with the terms of this Agreement.

Additionally, the Contract Documents and all drawings, plans, specifications and other related construction or service-related documents shall be the sole property of the CITY. The



CONTRACTOR shall be permitted to retain copies thereof for its records and for its future professional services.

Additionally, CITY shall be authorized to rely upon all documents, whether in hard copy or electronic format, provided by CONTRACTOR. Any changes to the material terms of any document shall be clearly identified and noted to CITY.

19. **VENDOR:** CONTRACTOR shall register and remain active as a Vendor of the CITY by completing the City of Dalton Vendor Packet and fully comply with any and all requirements of said Vendor.

20. **TERMINATION OF CONTRACT:** In the event that CONTRACTOR defaults or neglects to perform work on the project in accordance with the terms of this Agreement, CITY may provide written notice of such default or deficiency to CONTRACTOR and CONTRACTOR shall have ten (10) days to correct said default or deficiency. In the event such default or deficiency is not corrected in ten (10) days, CITY may terminate this Agreement immediately upon written notice to CONTRACTOR.

21. **WARRANTY:** CONTRACTOR shall provide to CITY a general warranty for labor and materials and guarantees that the work on the project it performs shall be free from any defects in workmanship and materials for a period of ~~two~~ 1 year from the date of completion in addition to any additional warranty provided in Section 3 - Project description. Within ten days of completion of the terms of the Agreement, CONTRACTOR shall provide to CITY all original warranty documents from any third party.

22. **BONDS:** CONTRACTOR shall provide and maintain the types and amounts of bonds as required by the City of Dalton Bid Package for Request for Proposals (RFP\_ NO 756-2024-01 Nob North Golf Course Bunker Renovations 2024.

23. **MISCELLANEOUS PROVISIONS:**

(a) **Governing Law; Venue.** This Agreement is being executed and delivered in the State of Georgia and shall be construed and enforced in accordance with the laws of that state. The exclusive jurisdiction and venue for any action arising out of this Agreement shall be the Superior Court of Whitfield County Georgia, and the parties hereby waive any and all objections or defenses thereto.

(b) **Successors and Assigns.** This Agreement and the respective rights and obligations of the parties hereto shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties. CONTRACTOR shall not assign its rights or obligations under this Agreement without the prior written consent of the CITY.

(c) **Severability of Invalid Provisions.** If any provision of this Agreement shall be

deemed invalid, void or unenforceable, the remaining provisions hereof shall not be affected or impaired, and such remaining provisions shall remain in full force and effect.

(d) Complete Agreement; Amendments. This Agreement constitutes the entire agreement between the parties hereto; it supersedes all previous understandings and agreements between the parties, if any, and no oral or implied representation or understanding shall vary its terms, and it may not be amended except by written instrument executed by both parties hereto.

(e) Remedies Cumulative. All rights, powers, and privileges conferred hereunder upon the parties hereto shall be cumulative, but not restrictive to those given by law.

(f) TIME IS OF THE ESSENCE. Time is of the essence of this Agreement in each and all of its provisions.

(g) Attorney Fees. In the event the CITY must enforce the terms of this Agreement by filing a civil action against CONTRACTOR, then CONTRACTOR shall pay to CITY an amount equal to fifteen percent (15%) of the contract sum as attorneys' fees, if the CITY is the prevailing party.

(h) Confidentiality. All information and documentation regarding the project and the CONTRACTOR's services shall be maintained in confidence and shall not be disclosed to any third party by CONTRACTOR, without CITY's written authorization, except as may be required by the Georgia Open Records Act. CONTRACTOR shall promptly notify CITY of any third party request for said information or documentation prior to any disclosure. CITY agrees that the technical methods, design details, techniques and pricing data contained in any material submitted by CONTRACTOR pertaining to this Agreement shall be considered confidential and proprietary, and shall not be disclosed to any third party, except as may be required by the Georgia Open Records Act.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

(Signatures on the NEXT page.)

CONTRACTOR:

CONTRACTOR:

WADSWORTH GOLF CONST. CO.

By: ERIC WADSWORTH - 

Title: VICE PRESIDENT

CITY:

CITY OF DALTON, GEORGIA

By: \_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
CITY CLERK



## CITY COUNCIL AGENDA REQUEST

**Meeting Type:** Mayor & Council Meeting

**Meeting Date:** 6/17/2024

**Agenda Item:** 2251 Rocky Face Circle Corrective Action Plan

**Department:** Public Works

**Requested By:** Jackson Sheppard

**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:**

This request is to approve the Corrective Action Plan and corresponding Temporary Construction Easement, and Permanent Drainage Easement for stormwater improvements located within the property of 2251 Rocky Face Circle. Improvements include extending the closed conveyance system of runoff from city owned right of way approximately 115' utilizing 30" reinforced concrete pipes to mitigate existing surface flooding and scouring of the drainage channel occurring on the property.

If this Corrective Action Plan is approved, Public Works shall complete the improvements utilizing in-house resources.

See attached documentation for additional information about the scope of work.

**PUBLIC WORKS DEPARTMENT**

**CHAD TOWNSEND, DIRECTOR**

[ctownsend@daltonga.gov](mailto:ctownsend@daltonga.gov)

535 N. Elm Street  
P.O. Box 1205  
Dalton, GA 30722-1205  
Office: (706) 278-7077  
FAX: (706) 278-1847



**ANNALEE HARLAN SAMS, MAYOR**

**CITY COUNCIL MEMBERS:**

DENNIS MOCK  
NICKY LAMA  
TYREE GOODLETT  
STEVE FARROW

**M E M O R A N D U M**

**TO:** Mayor and City Councilmembers

**FROM:** Chad Townsend, Public Works Director

**RE:** Corrective Action Plan & Permanent Easement –  
2251 Rocky Face Circle

**DATE:** February 12<sup>th</sup>, 2024

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The Public Works Department (the Department) has been working on stormwater issues throughout the City, and an area of concern is located on the property at 2251 Rocky Face Circle (the Property). In the past, the Department installed riprap to mitigate erosion from stormwater conveyed through Rocky Face Circle. The stormwater travels East down the City right of way toward two catch basins Southwest of the Property. A 30” reinforced concrete pipe (RCP) under the road conveys the runoff from the catch basin on the South side of the road towards the catch basin on the North, and the runoff from the two catch basins outfall at the Southwest corner of the Property through a 30” RCP. A drainage swale then conveys the runoff North for approximately 115’ before turning North-Northeast for approximately 190’, at which point the runoff exits the Property.

The Department has received a request to mitigate the erosion at the outfall of the 30” pipe on the Southwest of the Property. Therefore, the Department is proposing to install a 30” pipe for approximately 88’ to prevent further erosion issues to the West of the Property’s driveway. Therefore, a temporary construction easement and permanent maintenance easement will be required for 2251 Rocky Face Circle.

Sec. 96-1 of City Code provides for the acceptance of temporary or permanent easements for public dedication of certain drainage systems including those connected directly to the City’s existing system and conveys runoff from City right of way. The Public Works Department has developed the enclosed Corrective Action Plan drawings for the subject location and is recommending that City Council adopt this plan to allow city intervention. This plan would provide a long-term solution for a key drainage network for the watershed. The Corrective Action Plan requires a temporary construction and permanent drainage easement be provided by the property owner and accepted by the City Council. The property owner must provide written commitment to provide the easement areas described. The City Attorney will prepare the

temporary work easement, and approval of this Corrective Action Plan will authorize the city to accept a permanent drainage easement along the proposed storm drain system. The Corrective Action Plan is subject to minor revisions related to the exact alignment of the pipe to accommodate unforeseen field conditions.

Should you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully Submitted,



Chad Townsend  
Public Works Director

Cc: City Administrator, Andrew Parker, P.E.  
City Attorney, Jonathan Bledsoe

Enclosures:

Corrective Action Plan – 2251 Rocky Face Circle  
Temporary Construction Easement

[Space above this line for recording data.]

Please Record and Return To:

Jonathan Bledsoe  
The Minor Firm  
P.O. Box 2586  
Dalton, GA 30722-2586

## TEMPORARY CONSTRUCTION EASEMENT

Georgia, Whitfield County

This Temporary Construction Easement (this "Agreement") made this 17 day of June, 2024, between **Jimmy Wilbanks and Jane G. Wilbanks**, Grantor, the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantee.

### WITNESSETH:

**WHEREAS**, Grantor is the owner of certain real property and improvements in the City of Dalton, Whitfield County, Georgia, as being more particularly described in Exhibit "A," attached hereto and made a part hereof by reference (the "Servient Property"); and

**WHEREAS**, Grantee is the owner of certain real property adjacent to the Servient Property and being more particularly described that certain public roadway known as **Rocky Face Circle** (the "City Property"); and

**WHEREAS**, Grantee has constructed, or will construct, a storm sewer pipe and/or storm water structures on the located on the Servient Property (collectively the "Municipal Storm Sewer") and being located on that certain portion of the Servient Property more particularly described as the "Construction Easement" on the aerial drawing attached hereto as Exhibit "B," attached hereto and made a part hereof by reference (the "Storm Drainage Easement"); and

**WHEREAS**, Grantee desires non-exclusive temporary access and use of a portion of the Servient Property for a period set forth herein to perform certain construction activities for the public good and welfare and Grantor is willing to grant the requested access and use and subject to the terms hereof; and

**WHEREAS**, upon completion of the construction identified therein said construction easement

shall cease;

**NOW THEREFORE**, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. *Recitals.* The parties hereto acknowledge that the above recitals to this Agreement are true and correct, and agree that the same are incorporated by reference into the body of this Agreement.
2. *Temporary Construction Easement.* Grantor, for and on behalf of his heirs, administrators, executors, legal representatives, and assigns, does hereby grant unto Grantee, a temporary, non-exclusive easement in, on, over, under, across, and through that Property shown on Exhibit "A" (the "Temporary Construction Easement"). The rights, benefits, privileges, and easement granted herein are for the purpose of the construction of the Municipal Storm Sewer (the "Construction Project"). Said Easement is temporary and shall begin upon execution of this Agreement and expire upon the earlier of twenty-four (24) months from the date of this Agreement or completion of the Construction Project ("Term").
3. *Extension of Term of Construction Easement.* The parties contemplate that the Construction Project can be completed during the Term. However, the parties acknowledge that the time for completion may be delayed due to weather or other conditions. Grantee shall have the right upon written notice to Grantor to extend the Temporary Construction Easement up to one additional Term in the event of delays in the Construction Project. Grantee shall notify Grantor of any reasonable delay in commencement or delay in completion due to weather or other delays as soon as reasonably possible. The parties shall reasonably cooperate to complete the project in a timely manner.
4. *Rights to Maintain.* Grantee shall have all rights, benefits, privileges, and easements necessary or convenient for the full enjoyment and use of the Temporary Construction Easement for the purposes described herein, including the right of entry into and upon the Servient Property for the purpose of access and ingress to and egress from the Storm Drainage Easement in order to effect the rights, privileges and easements set forth herein. Grantee shall have the right to cut away and keep clear, remove and dispose of all trees, undergrowth or other obstructions now or as may exist on the Temporary Construction Easement or Storm Drainage Easement, which removal is necessary for Grantee's use and enjoyment of easements, rights and privileges granted herein, and Grantee shall also have the right to conduct scientific, geotechnical, archaeological or other studies, investigation or other testing on or below the ground surface of the Temporary Construction Easement or Storm Drainage Easement. However, nothing in this Agreement shall obligate Grantee to take any such action, and Grantor hereby releases, indemnifies, and holds harmless Grantee from any and all claims which in any way pertain to construction or maintenance of the Municipal Storm Sewer, Temporary Construction Easement, or Storm Drainage Easement.
5. *Covenants of Grantor.* Grantor waives all right to any further compensation for the use and enjoyment of the rights and privileges granted herein. Grantor does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the Servient Property, that it has a good and lawful right to convey said easement, rights and privileges granted herein. Grantor irrevocably binds itself to refrain from making any claim or demand, or to commence, cause, or permit to be prosecuted any action in law or equity against Grantee, or any other person, firm or entity claiming by or through Grantee on account of any damage that may occur or resulting from the installation or the operation of the Temporary Construction Easement.
6. *Running with the Land.* It is intended that each of the Easements, covenants, conditions, rights, and obligations set forth herein shall run with the land and create equitable servitudes in favor of the City Property benefited thereby, shall bind every person having any fee, leasehold, or other interest therein and



shall inure to the benefit of the respective Parties and their successors, assigns, heirs, and personal representatives.

7. *Jurisdiction and Venue* The laws of the State of Georgia shall govern the interpretation, validity, performance, and enforcement of this Agreement. The exclusive jurisdiction and venue for any action arising out of this Agreement shall be the Superior Court of Whitfield County, Georgia, and the parties hereby waive any and all objections or defenses to said jurisdiction and venue.

8. *Severability*. The invalidity of any one of the covenants, agreements, conditions or provisions of this Agreement, or any portion thereof, shall not affect the remaining portions thereof, or any part thereof, and this Agreement shall be modified to substitute in lieu of the invalid provision, a like and valid provision which reflects the agreement of the parties with respect to the covenant, agreement, condition or provision which has been deemed invalid.

9. *Time of Essence*. Except as otherwise specifically provided herein, time is of the essence of this Agreement.

10. *Entire Agreement*. This Agreement and any permanent Storm Drainage Easement executed in connection herewith contain the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby. In the event of any conflict between this Agreement and the permanent Storm Drainage Easement, the terms of the permanent Storm Drainage Easement shall control.

11. *Successors and Assigns*. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

12. *Counterparts*. This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

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

Signed, sealed and delivered  
In the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public  
My commission expires **04-03-2026**  
Notary Seal  
NOTARY PUBLIC  
WHITFIELD COUNTY, GA

**GRANTOR:**

*[Signature]* (Seal)  
**Jimmy Wilbanks**

*[Signature]* (Seal)  
**Jane G. Wilbanks**

**RECEIPT ACKNOWLEDGMENT BY:**

Signed, sealed and delivered  
In the presence of:

\_\_\_\_\_

**GRANTEE:**

**City of Dalton, Georgia**

Unofficial Witness

\_\_\_\_\_  
Notary Public

My commission expires:  
[Notarial Seal]

By \_\_\_\_\_  
Title:

## **EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot No. 185 in the 12th District and 3rd Section of Whitfield County, Georgia, and being Lot No. 26 of Rocky Face Estates Subdivision, as shown by plat of record in Plat Book 8 Page 14 (Plat Cabinet A, Slide 245), in the Office of the Clerk of the Superior Court of Whitfield County, Georgia, reference to which plat is hereby made and incorporated herein by reference for a more particular description of the land.



[Space above this line for recording data.]

Please Record and Return To:

Jonathan Bledsoe  
The Minor Firm  
P.O. Box 2586  
Dalton, GA 30722-2586

## STORM DRAINAGE EASEMENT

Georgia, Whitfield County

This Storm Drainage Easement (this "Agreement") made this 17 day of June, 2024, between **Jimmy Wilbanks and Jane G. Wilbanks**, Grantor, the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantee.

### WITNESSETH:

**WHEREAS**, Grantor is the owner of certain real property and improvements in the City of Dalton, Whitfield County, Georgia, as being more particularly described in Exhibit "A," attached hereto and made a part hereof by reference (the "Servient Property"); and

**WHEREAS**, Grantee is the owner of certain real property adjacent to the Servient Property and being more particularly described that certain public roadway known as **Rocky Face Circle** (the "City Property"); and

**WHEREAS**, Grantee has constructed, or will construct, a storm sewer pipe and/or storm water structures on the located on the Servient Property (collectively the "Municipal Storm Sewer") and being located on that certain portion of the Servient Property more particularly described as the "Perm. Drainage Esmt" on the aerial drawing attached hereto as Exhibit "B," attached hereto and made a part hereof by reference (the "Storm Drainage Easement"); and

**WHEREAS**, Grantor acknowledges that the work to be performed in this Agreement may not fully mitigate all water and flooding of the Servient Property; and

**WHEREAS**, Grantor desires to grant to Grantee a non-exclusive access to and use of the Storm

Drainage Easement to collect storm water originating from the City Property into the Municipal Storm Sewer;

**NOW THEREFORE**, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. *Recitals.* The parties hereto acknowledge that the above recitals to this Agreement are true and correct, and agree that the same are incorporated by reference into the body of this Agreement.

2. *Creation of Easements.* Grantor, and for and on behalf of the heirs, administrators, successors and assigns, of Grantor, and for and on behalf of anyone claiming by, through or under Grantor, does hereby grant, bargain, sell and convey unto Grantee and its successors and assigns, a perpetual, non-exclusive easement in, on, over, under, across and through the Storm Drainage Easement. The rights, benefits, privileges, and easement granted herein is for the purpose of the non-exclusive use and enjoyment of the Storm Drainage Easement flowing to channel, distribute or transport storm water originating from or onto and across the Grantee's Property in part through the Municipal Storm Sewer. Notwithstanding the foregoing, Grantor hereby agrees to accept such storm water discharge through the Municipal Storm Sewer in its current intensity, rate, volume and location.

3. *Rights to Maintain.* Grantee shall have all rights, benefits, privileges, and easements necessary or convenient for the full enjoyment and use of the Storm Drainage Easement for the purposes described herein, including the right of entry into and upon the Servient Property for the purpose of access and ingress to and egress from the Storm Drainage Easement in order to effect the rights, privileges, and easements set forth herein. Grantee shall have the right to cut away and keep clear, remove and dispose of all trees, undergrowth or other obstructions now or as may exist on the Storm Drainage Easement, which removal may be necessary for Grantee's use and enjoyment of easements, rights and privileges granted herein, and Grantee shall also have the right to conduct scientific, geotechnical, archaeological or other studies, investigation or other testing on or below the ground surface of the Storm Drainage Easement. However, nothing in this Agreement shall obligate Grantee to take any such action, and Grantor hereby releases, indemnifies, and holds harmless Grantee from any and all claims which in any way pertain to construction or maintenance of the Municipal Storm Sewer or Storm Drainage Easement.

4. *Covenants of Grantor.* Grantor waives all right to any further compensation for the use and enjoyment of the rights and privileges granted herein. Grantor does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the Servient Property, that it has a good and lawful right to convey said easement, rights and privileges granted herein. Grantor irrevocably binds itself to refrain from making any claim or demand, or to commence, cause, or permit to be prosecuted any action in law or equity against Grantee, or any other person, firm or entity claiming by or through Grantee on account of any damage that may occur or resulting from the installation or the operation of the Storm Drainage Easement.

5. *Running with the Land.* It is intended that each of the Easements, covenants, conditions, rights, and obligations set forth herein shall run with the land and create equitable servitudes in favor of the City Property benefited thereby, shall bind every person having any fee, leasehold, or other interest therein and shall inure to the benefit of the respective Parties and their successors, assigns, heirs, and personal representatives.

6. *Jurisdiction and Venue* The laws of the State of Georgia shall govern the interpretation, validity, performance, and enforcement of this Agreement. The exclusive jurisdiction and venue for any action arising out of this Agreement shall be the Superior Court of Whitfield County, Georgia, and the parties hereby waive any and all objections or defenses to said jurisdiction and venue.

7. *Severability.* The invalidity of any one of the covenants, agreements, conditions or provisions of this Agreement, or any portion thereof, shall not affect the remaining portions thereof, or any part thereof, and this Agreement shall be modified to substitute in lieu of the invalid provision, a like and valid provision which reflects the agreement of the parties with respect to the covenant, agreement, condition or provision which has been deemed invalid.

8. *Time of Essence.* Except as otherwise specifically provided herein, time is of the essence of this Agreement.

9. *Entire Agreement.* This Agreement and any Temporary Construction Easement executed in connection herewith contain the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby. In the event of any conflict between this Agreement and the Temporary Construction Easement, the terms of this Agreement shall control.

10. *Notices.* All notices, demands, consents, approvals, and other requests which may be given or which are required to be given by either party to the other (each a "Notice") shall be in writing and may be: (A) hand delivered, (B) delivered by way of overnight delivery service (such as Federal Express Corporation or United Parcel Service, or other nationally recognized overnight courier service with confirmation of delivery), (C) transmitted via certified U.S. Mail return receipt requested, or (D) transmitted via electronic mail provided that the sender must obtain a written confirmation of receipt by way of electronic confirmation showing the date and time of the transmission. In the event Notice is provided by electronic mail a copy of the Notice must also be delivered the next day by method (A), (B), or (C) above. Notices shall not be given by any other means. All Notices shall be deemed effective either: (A) upon delivery if hand delivered, as evidenced by written receipt therefor, whether or not actually received by the person to whom addressed; (B) on the day deposited into the custody of a nationally recognized overnight delivery service for overnight next day delivery, addressed to such party at the address indicated herein; (C) on the date signed for if transmitted via certified U.S. Mail; or (D) the date of the receipt of a confirmation of electronic mail is received by the sender if a confirmation of receipt is received by the sender. Refusal to accept, or inability to deliver because of changed address of which no notice was given, shall be deemed receipt on the date of such refusal of delivery or inability to deliver. Either party may, from time to time, change the address to which Notices shall be sent by like Notice given to the other party hereto. The addresses for Notices given pursuant to this Agreement shall be as follows:

If to Grantor, to the then current street address of the parcel identified in Exhibit A as provided by the United States Post Office.

If to Grantee, to City of Dalton c/o City Administrator, 300 West Waugh Street #317, P.O. Box 1205, Dalton, GA 30722.

11. *Successors and Assigns.* This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

12. *Counterparts.* This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

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

Signed, sealed and delivered  
In the presence of:

J. Jackson Sheppard  
Unofficial Witness

TOSHIA HAYNES  
Notary Public

**GRANTOR:**

Jimmy Wilbanks (Seal)  
Jimmy Wilbanks

Jane G. Wilbanks (Seal)  
Jane G. Wilbanks

My commission expires: 04-03-2026





**RECEIPT ACKNOWLEDGED BY:**

Signed, sealed and delivered  
In the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My commission expires:

[Notarial Seal]

**GRANTEE:**

**City of Dalton, Georgia**

By \_\_\_\_\_  
Title:

## **EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot No. 185 in the 12th District and 3rd Section of Whitfield County, Georgia, and being Lot No. 26 of Rocky Face Estates Subdivision, as shown by plat of record in Plat Book 8 Page 14 (Plat Cabinet A, Slide 245), in the Office of the Clerk of the Superior Court of Whitfield County, Georgia, reference to which plat is hereby made and incorporated herein by reference for a more particular description of the land.

## EXHIBIT "B"

### 2251 Rocky Face Circle Permanent Drainage Easement

