



2026 Annual Action Plan

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Executive Summary

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

1. Introduction

Fulton County receives funding annually from the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. The Department of Health & Human Services, Fulton County Department of Community Development is the County's designated department responsible for the federal grant programs. One of the requirements for receiving these funds is the development of a five-year Consolidated Plan for Housing and Community Development (CP) to provide policy direction for the next five years of funding decisions. The County prepared a new Five-Year Consolidated Plan for FY 2025-2029. The Consolidated Plan is the basis for allocation priorities and actions for FY 2026.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Goals were established in the Five-Year Plan to meet the identified needs as follows:

Increase Access to/Quality of Affordable Housing

- Develop and Preserve Affordable Rental Housing
- Affordable Homeownership Opportunities
- Housing Rehabilitation Assistance for Homeowners
- Rental Assistance and Homelessness Prevention

These needs will be met by:

- Providing safe affordable residential opportunities for low- and moderate-income households, including projects located near employment, transportation, and other community resources.
- Supporting the development of affordable rental housing for seniors, veterans, people with disabilities, or other special needs households, such as people who are formerly homeless or at risk of homelessness. Increase the number of first-time home buyers through down payment and closing cost assistance.
- Providing funding for residential rehabilitation to preserve the existing affordable housing stock by assisting income-eligible individuals. Rehabilitation will include energy efficiency improvements and issues as they relate to health and safety.

Public Services

- Fund eligible public services to serve low- and moderate-income residents, youth, seniors, people with disabilities, and other special needs populations.

Fair Housing Education and Services

- Provide assistance to eligible households which might include but is not limited to fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. Provide fair housing complaint investigation services. Consumer education and awareness around predatory lending fraudulent mortgages, and other housing scams.

Public Facilities/Infrastructure

- Street Improvement
- Sidewalk Improvements
- Water/Sewer Improvements
- Parks/Recreation Improvements
- Removal of Architectural Barriers

These needs will be met by:

- Funding infrastructure improvements and public facilities such as sidewalks, street lighting, pedestrian facilities, ADA improvements, and community centers in income-eligible areas.
- Partnering with other County departments, cooperating cities within Fulton County, and non-profit agencies.
- Assisting community service organizations in improving or expanding physical structures to serve homeless residents, low- and moderate-income households, and other special needs populations.

Program Administration

- Program administration related to the planning and execution of community development, housing, and homelessness activities assisted with funds provided under the CDBG and HOME programs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, Fulton County reports its progress in meeting its five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is due to HUD within 90 days of the start of the new program year. The annual block grant allocation for Fulton County directly benefits Fulton County residents who reside in Fulton County but outside the jurisdictional boundaries of the Cities of Atlanta, John's Creek, Roswell and Sandy Springs and South Fulton. Specific cities in Fulton County that partnered through a Cooperative Agreement for the Urban Entitlement resources are the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, and Union City.

The CAPER for 2025 will be produced and available for public display in March 2026. During FY 2025, the County managed two federal grant programs: CDBG and HOME. In 2024, the CDBG program served 68,460 persons through area benefit activities including park improvements and water line improvements that were completed during the year. Note: Housing rehabilitation is reported by household and there were 12 households served. The CDBG program is designed to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low to moderate income persons. Funds were used for municipal infrastructure and facilities projects.

HOME funds were used to provide homeownership opportunities through down payment and closing cost assistance. There were 28 households who received financial assistance to purchase a home through the County's Homeownership Program during the 2024 Program Year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Fulton County consulted with residents, County staff, government agencies, nonprofit agencies, housing and homeless service providers, and others to develop this Annual Action Plan (AAP). The County held the first public meeting on October 20, 2025, to receive Citizen input on the needs of the County that could be met with federal grant funds and to provide a summary of the past use of funds. The second public meeting was held on February 23, 2026, and interviews with key stakeholders to develop its strategy for 2026. The 30-day public comment period ran from February 18, 2026, to March 19, 2026. Applications were solicited from local municipalities for CDBG funds. HOME funds were allocated to an on-going homeownership program and Tenant-Based Rental Assistance.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The County held the first public meeting on October 20, 2025. The second public meeting was held on February 23, 2026. Both public meetings were hybrid with in-person and virtual options to attend. No members of the public attended, and no public comments were received.

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

There were no public comments received. No comments were not accepted.

7. Summary

No comments were received.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	FULTON COUNTY	Department of Community Development
HOME Administrator	FULTON COUNTY	Department of Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Mia Redd, Deputy Director, Health & Human Services
Fulton County Department of Community Development
Central Library
Attn: Community Development
One Margaret Mitchell Square
7th Floor
Atlanta, GA 30303
Phone: 404-613-3643

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Fulton County conducted a variety of public outreach to gather input from County and City staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and county residents in preparing the 2025-2029 Consolidated Plan. The County relied on more limited outreach to municipalities to inform this Annual 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))

Fulton County works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The County has representatives on many non-profit agency boards and/or advisory committees. The County works with various housing, health, mental health, and service agencies to gather data and identify gaps in services.

In developing the Consolidated Plan in 2025 and the 2025 Annual Plan, the County strived to include input from housing providers and health, mental health, and other service agencies. A variety of assisted housing providers and health, mental health, and service agency stakeholders were invited to attend the public meeting held October 20, 2025. Stakeholders included city elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, an agency representing persons with limited English-speaking ability, senior services, workforce development organizations, and others.

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.

Fulton County falls within the Fulton County Georgia-502 Homeless Continuum of Care (CoC), which was formed to provide a more focused approach to issues of homelessness within the County. The CoC was formed in 2014 to carry out the planning responsibilities for homeless people within the political boundaries of Fulton County. It coordinates housing, services, and funding streams; promotes community-wide commitment to goals of ending homelessness; analyzes homeless needs in the county; and coordinates the housing and services systems to align resources & functions.

From a regional perspective, the County collaborates with the State of Georgia, City of Atlanta, and DeKalb County to facilitate service coordination, client referrals and the collection of data through a shared Homeless Management Information System (HMIS).

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

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Emergency Solutions Grant Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The program focuses on assisting people to regain stability and move to permanent housing. Fulton County will not receive an allocation of ESG funds for 2026.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF COLLEGE PARK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	College Park is a subrecipient of funding.
2	Agency/Group/Organization	CITY OF EAST POINT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Point is a subrecipient of funding.
3	Agency/Group/Organization	CITY OF HAPEVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Hapeville is a subrecipient of funding.
4	Agency/Group/Organization	CITY OF FAIRBURN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fairburn is a subrecipient of funding.

5	Agency/Group/Organization	CITY OF UNION CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Union City is a subrecipient of funding.
6	Agency/Group/Organization	CITY OF PALMETTO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Palmetto is a subrecipient of funding.

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

The County consulted Broadband providers in preparation of the 2025 Consolidated Plan. No further consultation was conducted for the 2026 AAP preparation.

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	Fulton County	Continuum of Care members assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services, which align with goals and priorities identified in the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Fulton County's Citizen Participation Plan provides the steps to be taken to ensure that the public and stakeholders in the federal grant programs have a say in the development of the Action Plan. This process includes outreach to municipalities and organizations. Such outreach included:

1. Informing the municipalities and organizations of the availability of funds, application deadline.
2. The first public meeting was held on October 20, 2025. The hearing was advertised in the local newspaper and a blast emailed to a cross section of organizations, municipalities, state agencies, as well as advocacy organizations focused on fair housing, and language barriers to inform them of the hearing.
3. The Action Plan was disseminated by email to the participating jurisdictions as well as organizations that represent low- and moderate-income persons and those with limited English proficiency. The second public hearing announcement was included in this communication.
4. The plan was available for public comment for 30 days and available on the county website.
5. A second hearing was held on February 23, 2026, and advertised with the availability of the Action Plan for display. Notice was disseminated through agencies that have contact with low- and moderate-income persons and those with limited English proficiency.
6. No public comments were received.

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 Hearing	Non-targeted/broad community	County staff and consultant	No comments were received	None	
2	Newspaper Ad	Non-targeted/broad community	The newspaper ads were used to inform the public of the first and second public hearings as well as the availability of the plan.		None	
3	Public Hearing	Non-targeted/broad community	TBD	TBD	TBD	
4	Letters /Emails	Municipalities and Agencies	Sent to inform entities of process and encourage participation by constituent groups		None	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The table below shows the County's grant allocations for the 2026 program year. All grant funds will be used to support the Fulton County Department of Community Development's goals to provide decent affordable housing, a suitable living environment, and expanded economic development. 2026 is the

second year of the current Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Projected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,333,423			1,333,423	4,000,269	CDBG funds may be used to carry out activities related to housing rehabilitation, demolition and community revitalization, public infrastructure improvements, park improvements, public services, and program administration.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	599,301.51			599,301.51	1,797,904.53	HOME funds may be used for homebuyer assistance, TBRA, homeowner rehab, affordable housing development, CHDO activities, and program administration.

Table 5 – Projected 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

Fulton County will use federal funds to leverage additional private, state, and local funds where applicable. Fulton County funding serves as gap financing for housing development projects, which typically also include a combination of private and other public funds.

The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. These are anticipated to be satisfied through a mix of match carryovers from prior years as well as other eligible sources. The County provides matching funds of twenty-five cents from the County's General Fund for each HOME dollar expended for the Home Ownership Program (HOP). Also, in the Home Ownership Program, the difference between the appraised value and the sales price is acknowledged to be a donation to affordable housing and counted toward the match requirement. Interest forgone on below market loans issued through the HOP program are also considered sources of eligible match

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

CDBG funding will be used to develop public facilities for public purposes using existing owned properties to include parks, recreational facilities, and community centers in low- and moderate-income areas of the County. Sidewalks, including accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian use such as routes commonly used by school children or people walking to public transportation and shopping.

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	Increase Access to/Quality of Affordable Housing	2026	2027	Affordable Housing	Countywide	Affordable Housing	CDBG: \$190,000.00 HOME: \$531,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 13 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Rental Units Constructed: 2 Housing Units
2	Public Facility Improvements	2026	2027	Non-Housing Community Development	Countywide	Public Facilities Improvements	CDBG: \$360,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 34,815 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure Improvements	2026	2027	Non-Housing Community Development	Countywide	Infrastructure Improvements	CDBG: \$480,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,855 Persons Assisted
4	Program Administration	2026	2027	Administration	Countywide	Program Administration	CDBG: \$180,000.00 HOME: \$59,000.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to/Quality of Affordable Housing
	Goal Description	The County will utilize funds to provide safe affordable residential opportunities, including rental housing, housing for homeownership, TBRA and direct assistance to homebuyers, for low- and moderate-income households, including projects located near employment, transportation, and other community resources.
2	Goal Name	Public Facility Improvements
	Goal Description	The County will use CDBG funds to make improvements to streets, sidewalks, stormwater infrastructure facilities, and water and sewer infrastructure in communities throughout the County, as needed over the next five years.
3	Goal Name	Infrastructure Improvements
	Goal Description	Recreation improvements in the County are important to support the quality of life by providing adequate open space and recreation opportunities. The County will continue to support its various community development needs through upgrades to existing recreation amenities and creating new opportunities.

4	Goal Name	Program Administration
	Goal Description	Support administration and delivery of HOME and CDBG activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities Fulton County plans to undertake during the 2026 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity. The allocation of funding for the 2026 projects has been determined based on overall priority needs of county residents and community input received during the planning process.

Projects

#	Project Name
1	College Park Badgett Stadium Complex Improvement
2	East Point Watermain Initiative – West Hamilton Phase II
3	Fairburn West Campbellton Pedestrian Improvements
4	Hapeville John Lewis Park Improvements Phase I
5	Palmetto Fayetteville Church & Johnson Road Lift Station Improvements
6	Union City Shannon Parkway Improvements Phase III
7	Housing Rehabilitation Program for Seniors
8	CDBG Program Administration
9	HOME Program Administration
10	Home Ownership Program
11	Tenant Based Rental Assistance
12	HOME Program CHDO

Table 7 - Project Information

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

In allocating funding, Fulton County prioritized affordable housing, homelessness, and community revitalization (including facility, park, and infrastructure improvements), which emerged as critical needs during the Consolidated Planning process. Fulton County does not designate specific areas for allocation of funds as part of its strategic use of HUD grant funds. Instead, the County's programs are designed to serve eligible individuals and households throughout the County's service area.

Obstacles to meeting underserved needs include limited funding availability, limited affordable housing development opportunities and shovel-ready projects, and increased development costs.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$193,423
	Description	Program administration costs related to the overall planning and execution of CDBG assisted community development activities, in accordance with the CDBG administrative cap. Up to 20 percent of each year's CDBG grant plus program income can be obligated for planning and administrative costs.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Fulton County Department of Community Development, Fulton County Central Library Community Development Department One Margaret Mitchell Square – 7 th Floor Atlanta, GA 30303
	Planned Activities	Costs related to overall planning and execution of CDBG-assisted activities. Matrix Cod 21A

2	Project Name	Housing Rehabilitation Program
	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing
	Needs Addressed	Housing Rehabilitation Assistance for Homeowners
	Funding	CDBG: \$250,000
	Description	Program to provide minor home repairs for senior citizens.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Housing units rehabbed: 20
	Location Description	Specific locations within the Fulton County entitlement jurisdiction to be determined during the program year
	Planned Activities	Housing rehabilitation for senior households. Matrix code 14A
3	Project Name	College Park: Badgett Stadium Complex Improvements
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$130,000
	Description	Construction, rehabilitation, or installation of public facility improvements to Badgett Stadium Complex for energy efficient environment installation of HVAC system and windows to provide increased operation hours and community utilization, energy conservation, and comfortable work environment.
	Target Date	08/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Citywide – City of College Park 61.5% (8,890 LMI individuals)
	Location Description	3636 College St, College Park, GA 30337
	Planned Activities	Public Facility Improvements. Matrix code 03E
4	Project Name	East Point: Water Main Initiative – West Hamilton Phase II
	Target Area	
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$195,000
	Description	Upgrade undersized water mains and increase water pressure for water distribution and to ensure water pressure is up to firefighting activities at W. Hamilton
	Target Date	08/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	BG 3 CT 112.02 – 86% LMI; 400 LMI individuals, BG 4 CT 112.02 – 29.80% LMI; 225 LMI individuals, BG 6 CT 112.02 – 71.1% LMI; 345 LMI individuals
	Location Description	2025 Hamiton Ave - 1757 Park St (West End of the Project / 1700 Hamilton Ave (Center Point of Project / 2957 Main St (East End of the Project).
	Planned Activities	Infrastructure Improvement Matrix Code 03J
5	Project Name	Fairburn: West Campbellton Pedestrian Improvements
	Target Area	Countywide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community Improvements

	Funding	CDBG: \$195,000
	Description	This project entails the demolition of existing curb, gutter, and installation of sidewalk with ADA handicap ramps on both sides of West Campbellton Street, from Mullis Street to Magaret Street in the Lightning Neighborhood.
	Target Date	10/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	BG 2 CT 105.35 – 30% LMI; 240 low-mod individuals BG 1 CT 105.19 – 87.90% LMI; 1,600 low-mod individuals
	Location Description	City of Fairburn – West Campbelltown Street (both sides) from Mullis Street to Magaret Street.
	Planned Activities	Infrastructure Improvement Matrix Code 03L
6	Project Name	Hapeville: John Lewis Park Improvements Phase I
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$90,000
	Description	Project will consist of installation of new playground equipment at the John R. Lewis Memorial Park. Additional equipment will enhance visitor experience by providing children & families more locations to play and exercise.
	Target Date	10/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Citywide – City of Hapeville 60.9% LMI (4,000 LMI individuals)
	Location Description	488 King Arnold Street
	Planned Activities	Park improvements Matrix Code 03F

7	Project Name	Palmetto: Fayetteville Church & Johnson Road Lift Station Improvements
	Target Area	
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$110,000
	Description	Lift station upgrades to correct brittle panes, failing relay sockets, corroded wiring connections, improper seal against hydrogen sulfide gas and aging motor starters.
	Target Date	10/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	BG 3 CT 104.01 – 18.30% LMI; 205 LMI Individuals BG 1 CT 104.01 – 53.80% LMI; 840 LMI individuals
	Location Description	Fayetteville/Church Road and Johnson Road in Palmetto, Georgia
	Planned Activities	Water/Sewer Improvements. Matrix Code 03J.
8	Project Name	Union City: Shannon Parkway Improvements Phase III
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$170,000
	Description	Provide an open green space that will create a generous collective landscape for community to gather, recreate and enjoy a natural environment. Project will service as the second segment of Union Station Greenway Trail. Features include play area, pavilion, restrooms, boardwalks, parking, and related infrastructure.
	Target Date	10/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Citywide – City of Union City 64.4% LMI (21,925 LMI individuals)
	Location Description	0 Shannon Blvd. Union City GA
	Planned Activities	Park improvements Matrix Code 03F
9	Project Name	HOME Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$59,930.15
	Description	Program administration costs related to the overall planning and execution of HOME-assisted affordable housing activities, in accordance with the HOME administrative cap. Up to 10 percent of each year's HOME grant plus program income can be obligated for planning and administrative costs.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Program administration costs related to the overall planning and execution of HOME-assisted affordable housing activities.
10	Project Name	Home Ownership Program
	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing

	Needs Addressed	Affordable Homeownership Opportunities
	Funding	HOME: \$118,000
	Description	Loans to eligible first-time homebuyers to assist with down payment costs related to eligible home purchases in Fulton County.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Direct financial assistance to homebuyers: 13 households assisted
	Location Description	Specific locations within the Fulton County entitlement jurisdiction to be determined during the program year
	Planned Activities	Down payment assistance to first time homebuyers.
11	Project Name	Tenant-Based Rental Assistance
	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing
	Needs Addressed	Rental Assistance and Homelessness Prevention
	Funding	HOME: \$331,476.13
	Description	Reimbursement to contracted partner(s) to provide tenant-based rental assistance programs for extremely low- and low-income households.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Tenant based rental assistance / rapid rehousing: 25 households assisted
	Location Description	Specific locations within the Fulton County entitlement jurisdiction to be determined during the program year

	Planned Activities	Tenant-based rental assistance for extremely low- and low-income households.
12	Project Name	HOME Program CHDO
	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing
	Needs Addressed	Develop and Preserve Affordable Rental Housing
	Funding	HOME: \$89,895.23
	Description	Set aside funds for CHDO activities.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental Units Constructed; 2 units
	Location Description	Countywide
	Planned Activities	CHDO eligible activities

AP-50 Geographic Distribution – 91.220(f)

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

The Fulton County entitlement jurisdiction covers unincorporated Fulton County, as well as the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, and Union City, who executed a cooperation agreement with Fulton County during urban county requalification process. The cities of Atlanta, Roswell, Sandy Springs, and South Fulton do not participate through Fulton County and receive their own HUD grant allocations. Chattahoochee Hills and Milton do not participate in the Urban County, and do not receive HUD entitlement funds on their own.

Geographically, the Fulton County entitlement jurisdiction is divided into disparate north and south portions by the cities of Atlanta, Roswell, and Sandy Springs, which lie in the middle of the county. While HUD-funded activities that qualify on an area basis may be located in any income-eligible areas with the entitlement jurisdiction, all of Fulton County's low- and moderate-income census tracts are located in southern Fulton County. Thus, CDBG-funded public facility and infrastructure improvements completed over the current Consolidated Plan will be targeted to the southern portion of Fulton County, unless they serve a population that is specifically eligible for assistance (e.g., seniors, people with disabilities, victims of domestic violence).

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Fulton County does not designate specific areas for allocation of funds as part of its strategic use of HUD grant funds. Instead, the County's programs are designed to serve low- and moderate-income individuals and households throughout the County's service area.

The County chooses not to designate specific geographic target areas so that it may concentrate on priority needs for services and improvements based on eligibility, availability of funds, and readiness to proceed.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the 2026 program year, Fulton County will assist 60 households with housing needs. Using HOME funds, the County anticipates providing tenant-based rental assistance to 25 households and assisting 13 homebuyers purchase homes. Two affordable housing units are expected to be created utilizing CHDO funds. CDBG funds will be used to rehab 20 owner occupied housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	35
Special-Needs	0
Total	60

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	2
Rehab of Existing Units	20
Acquisition of Existing Units	13
Total	60

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The above goals are based on the accomplishment goals set in the Projects section AP 35 and prior year performance.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Fulton County (HAFC) operates Public Housing and Housing Choice Voucher programs in Fulton County. As of 2023, the HAFC operates or assists 1,958 total units of affordable housing. 960 assisted families utilize housing choice vouchers, 132 units are Low Income Housing Tax Credits, 212 units are project-based vouchers (of which 100 resulted from a RAD conversion), and 654 are port vouchers.

The Housing Authority of the City of East Point (EPHA) operates two public housing developments, 35 units at Hurd Homes, and 150 units at Martel Homeless. In addition, the authority subsidizes 12 public housing units as part of the Norman Berry Village development, which managed along with the rest of the development by Northsouth

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

The goal of the HAFC is to provide decent, safe, and sanitary rental housing for eligible families, to provide opportunities, promote self-sufficiency and economic independence for Housing Choice Voucher (HCV) participants. The Mission Statement is "To provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and community revitalization."

The HAFC will continue to offer Homebuyer Education Workshops to help prepare voucher holders to become homebuyers for the first time. In addition, the Housing Authority runs a 5 Year Self-Sufficiency Program that provides tenants with individualized training and supportive services to help prepare the family to transition out of assisted housing.

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

HAFC residents have several opportunities to receive assistance with the home buying process.

- The HAFC is a HUD Certified Housing Counseling Center, which offers Homebuyer Education Workshops to prepare residents to become first-time homebuyers.
- HAFC offers the Family Self-Sufficiency Program – a 5-year program that provides tenants with individual training and supportive services to help the family prepare to transition out of assisted housing programs. The program encourages participants' families' self-sufficiency and helps expand family opportunities that address educational, socio-economic, recreational, and other human service needs.

The EPHA offers the Family Self-Sufficiency Program as well.

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

provided or other assistance

None of the housing authorities in Fulton County are designated as “troubled.”

Discussion

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

Introduction

Fulton County is covered by the Fulton County Continuum of Care, a network of service providers covering Fulton County (not including the City of Atlanta). The Fulton County Continuum of Care brings together housing and service providers to meet the needs of homeless individuals and families. Fulton County is in the process of completing a Homeless Plan that will seek to align existing planning efforts related to homelessness to foster a more consistent approach to homelessness and affordable / low-cost housing.

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

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

The Coordinated Intake and Assessment System (CIAS) is designed to complete outreach and recruit homeless individuals and families throughout the geographic area of Fulton County, to assess their individual needs and facilitate access to services in response to those identified needs. CIAS utilizes a multi-tiered approach which requires the operation of an Assessment Center centrally located in both the south and north areas of Fulton County.

Over the next year, the CoC and other homeless housing and service providers in Fulton County will continue reaching out to homeless persons, including unsheltered persons, through emergency shelter, meals, transportation, counseling, and case management. One of the objectives of Fulton County's draft Homeless Plan is to prioritize unsheltered and vulnerable households, with strategies that include training and support for service providers and integrated services with behavioral health and healthcare systems. The GA 502 Fulton County CoC and Fulton County established Homeless Assessment Centers at the North and South Fulton Annex offices in an effort to establish a collective community and county approach to supporting and providing solutions to homelessness and homeless prevention.

The GA 502 CoC hosts six CoC membership meetings a year to discuss homeless issues and strategies; provide ongoing updates through a newsletter and public announcements. Additionally, the CoC sponsors periodic workshops.

Hope through Soap provides outreach primarily in the North Fulton County area. They send referrals to the County Assessment Center for follow-up.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the 2025 HIC, there are 72 year-round emergency shelter beds in the County. Of these, the majority are for families with children. There are also 109 Transitional Housing units, 148 rapid rehousing beds available, and 586 permanent supportive housing beds available. The 2025 PIT counted 138 total sheltered, 56 in emergency shelters and 82 in transitional housing. There were 103

unsheltered individuals, implying shelter beds were available on the night of the PIT.

Based on the information provided from the 2025 HIC, not all individuals who are unsheltered were utilizing the available resources of emergency shelter beds and transitional housing units. While there was not enough available to house every unsheltered individual during the 2025 HIC, the beds were not utilized to their capacity. A lack of knowledge of available housing resources amongst the unsheltered population could be a cause of this. The CoC and other homeless housing and service providers in Fulton County will continue reaching out to homeless persons, including unsheltered persons, through emergency shelter, meals, transportation, counseling, and case management

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 County will work to increase the availability of affordable housing in Fulton County by using HOME funds to support the development of new affordable rental housing.

The GA 502 Fulton County CoC and Fulton County established Homeless Assessment Centers at the North and South Fulton Annex offices in an effort to establish a collective community and county approach to supporting and providing solutions to homelessness and homeless prevention.

A focus for the County is to increase the inventory of diversion, rapid rehousing, and permanent supportive housing to successfully divert or quickly rehouse all eligible households.

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.

Over the next year, housing and service providers in Fulton County will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. Organizations and resources to prevent homelessness that will be in place during the 2026 program year in Fulton County include:

- North Fulton Community Charities provides emergency financial assistance, thrift shop, food bank, government benefits screening, and rapid rehousing.
- The Community Assistance Center provides rental assistance, food, clothing and education

resources for homelessness prevention.

- LIFT Community Development Corp. provides housing and shelter referrals, life and financial skills training, food and clothing giveaways, transportation assistance, education and employment referrals, and mental health and wellness assessments.
- HOPE Atlanta (Travelers Aid) provides rental and security deposit assistance, housing search assistance, one-on-one support, and rapid rehousing, as well as emergency services, crisis intervention, transitional and permanent supportive housing for persons living with HIV/AIDS. HOPE Atlanta's Supportive Services for Veterans and their Families Program funds rapid rehousing and prevention assistance to homeless veteran households.

Discussion

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

Introduction:

During the 2026 program year, Fulton County will provide HOP – Homeownership program funds to help lower income households become homeowners.

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

In January 2019, the Fulton County Board of Commissioners passed a resolution urging municipalities in Fulton County to implement affordable housing policies. The resolution allows the Development Authority of Fulton County to apply local affordable housing ordinances to any multi-family projects completed through the Development Authority.

The Analysis of Impediments to Fair Housing Choice (AI) completed for Atlanta and Fulton County in September 2020 identified barriers to affordable housing and homeownership. One primary barrier is the shortage of available units in areas of economic opportunity. The lack of investment in neighborhoods where there is affordable housing that are high concentrations of racial and ethnic concentrations, and a concentration of poverty creates further barriers. For persons with disabilities, the problems are magnified. There is a shortage of housing served by transit and other amenities. Zoning in many communities defines “family” in restrictive way that prevents development of shared housing and make it difficult to work with the ordinances that rely on variances and SUPs rather than reasonable accommodation. Language also creates a barrier to access to housing.

Programs that are funded by Fulton County that seek to overcome these barriers include HOP and a willingness to fund rental developments through the HOME Program. Public facility improvements in lower income areas alleviate some of the investment barriers in these areas.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section details Fulton County's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

Fulton County identified the underserved needs as: affordable housing and homeownership opportunities, rehabilitation assistance for low-income homeowners, homeless prevention and rapid rehousing, supportive services for persons experiencing homelessness and special needs populations, fair housing enforcement and education and community revitalization (including facility, park, and infrastructure improvements).

To help remove obstacles to meeting underserved needs and improve service delivery, Fulton County supports the continued development of the Fulton County Continuum of Care, a collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs. Fulton County will provide funding to address underserved needs through CDBG, HOME, and general fund commitments in support of programs that address these needs. Such programs include:

- Housing development and homeownership
- Tenant Based Rental Assistance
- Community projects to improve parks, remove handicap barriers, improve sidewalks, water and sewer facilities

The Analysis of Impediments to Fair Housing Choice (AI) completed for Atlanta and Fulton County in September 2020 identifies obstacles to having a more equitable housing choice as well as institutional obstacles. Lack of knowledge of fair housing protection and redress results in lack of reporting. Lack of knowledge also presents obstacles facing persons with disabilities from seeking protection through fair housing laws. Training has been offered and will continue to be offered to advocacy groups and individuals seeking to address the needs of persons with disabilities.

Actions planned to foster and maintain affordable housing

Fulton County will continue to offer their core programs – including home purchase assistance and tenant-based rental assistance – in order to foster housing affordability. HOME funds will also be used to support the development of new affordable housing, including multifamily rental developments and homeownership opportunities. The County will continue to use HOME funds to support the development of affordable housing by a local CHDO.

In addition to specific programs designed to foster and maintain affordable housing, the County will encourage participating jurisdictions to review their zoning ordinances for prospective barriers to

affordable housing development, and to make amendments as needed.

Actions planned to reduce lead-based paint hazards

In its implementation of the housing rehabilitation program, Fulton County will conduct lead-based paint inspections associated with the housing rehabilitation and homeownership programs and, if a hazard is found, remediation will be completed, or interim controls applied. These actions will both reduce lead exposure risk and help to maintain the county's older, lower, and moderately priced housing. Any housing rehabilitation activities conducted using HOME and CDBG funds will continue to be monitored closely for any potential lead exposure.

Actions planned to reduce the number of poverty-level families

Over the FY 2026 program year, Fulton County will continue its workforce development programs through WorkSource Fulton to connect individuals with job skills and employment. Homeless service providers will continue to offer job search and resume assistance. A focus on improving the jobs/housing balance in existing and emerging job centers in Fulton County will aim to help poverty-level families access more employment opportunities, while potentially lowering transportation and housing costs.

CDBG and HOME funds will continue to enforce the provisions of Section 3 providing Employment Opportunities to low-income residents of Fulton County. To the extent possible, Section 3 gives priority to hiring workers for federally funded projects over \$200,000 and to contracting and subcontracting with businesses that are Section 3 certified.

Actions planned to develop institutional structure

Fulton County has developed a robust administrative structure to manage its CDBG and HOME funds. The County's Department of Community Development offers technical assistance sessions for potential subrecipients, CHDOs, and contractors to learn how to effectively administer funding from the CDBG and HOME programs. In addition to working with organizations, the County's citizen participation process is designed to keep constituents abreast of funding plans and make engaged and informed citizens another vital part of the institutional structure.

The CoC hosts 6 board meetings and 4 membership meetings a year to discuss homeless issues and strategies; provide ongoing updates through a newsletter and public announcements. Additionally, the COC sponsors periodic workshops. These venues allow the County to be involved in the overall system to address homelessness.

The AI pointed to the need to address education and knowledge of Fair Housing protections. Metro Fair Housing Services, Inc., a nonprofit fair housing advocacy organization whose service area includes Fulton County and the City of Atlanta, was awarded grant funding under HUD's Fair Housing Initiatives Program (FHIP) in 2020. Under the FHIP, HUD awards grant money to local fair housing advocacy organizations who assist persons believed to have been harmed by discriminatory housing practices; to help people

identify government agencies that handle complaints of housing discrimination; to conduct preliminary investigation of claims; to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices; and to educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws. Both HUD and the Georgia Department of Justice adjudicate complaints. CDBG funding is also granted to Metro Fair Housing Services, Inc.

The County will continue to strengthen its outreach to limited-English speaking persons in accordance with the Language Access Plan.

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

Fulton County will continue to be an active participant in the Fulton County Continuum of Care. The CoC promotes community-wide commitment to its goals of ending homelessness; quickly re-housing homeless individuals and families; effective utilization of mainstream resources; optimizing consumer self-sufficiency. Membership includes emergency, transitional, and permanent housing providers, nonprofit social service organizations, and government agencies.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Fulton County does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations effective October 1, 1996 and as subsequently amended. The County will notify HUD as appropriate if any changes are proposed and follow the applicable substantial amendment process as outlined in the County's Citizen Participation Plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

If direct subsidy is given to a homebuyer HOME funds shall be subject to Recapture. If no direct

subsidy is given to a homebuyer, the purchase shall be subject to Resale.

The amount of subsidy to recapture is limited to the direct homebuyer assistance that was provided. If a homebuyer sells the home before the HOME affordability period has expired, the owner must repay HOME funds in accordance with the County's program guidelines as follows:

Federal regulations for the HOME Program specify certain requirements for recapture provisions when HOME funds are used to assist with homeownership purchase. The housing unit must be the principal residence of the household throughout the affordability period. To ensure affordability, the County has imposed the recapture mechanism to collect all of the direct HOME funds when the recipient decides to sell the house within the affordability period or no longer resides in the home as their principal residence. The following is exercised: (1) the homebuyer may sell the property to any willing buyer; (2) the sale of the property during the affordability period triggers repayment of the direct HOME funds that the buyer received when he/she originally purchased the home.

A lien will be placed on the property and recorded with the County Recorder to assure the First Time Homebuyer Program deferred loan is repaid in the event of a default under the loan terms and conditions during the loan's affordability period. Full repayment of the HOME funds is required when a resale occurs during the affordability period, or the homeowner no longer occupies the home as their principal residence. However, if there are no net proceeds or insufficient proceeds to recapture the full amount of HOME funds invested, the amount subject to recapture will be limited to what is available from net proceeds (net proceeds are the sales price minus superior loan repayments and any closing costs).

Once the HOME funds are repaid, the property is no longer subject to any HOME restrictions. Recaptured funds must be used to carry out HOME eligible activities in accordance with the HOME guidelines and are not considered proceeds.

The Resale Provision restricts the homebuyer's ability to resell. If a homebuyer sells the home before the HOME affordability period has expired, the owner must resell the home to a low-income buyer whose household income does not exceed 80% of area median income. If the house is in the NSP Program the homebuyer's income can go up to 120% of area median income.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Federal regulations for the HOME Program specify certain requirements for resale. The affordability period is based on total HOME investment in the property. The housing unit must be the principal residence of the household throughout the affordability period. To ensure affordability, the County has imposed the resale mechanism to keep the house affordable to low-income homebuyers when

the recipient decides to sell the house within the affordability period or no longer resides in the home as their principal residence. The following is exercised: (1) the homebuyer may sell the property to a willing buyer that meets HUD's low-income eligibility; (2) the seller must receive a "fair return" on original investment plus improvements. A restrictive covenant will be placed on the property and recorded with the County Recorder to assure the home remains affordable.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Fulton County does not plan to use HOME funds to refinance existing debt and has not established refinancing policy guidelines for the use of HOME funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Fulton County did not establish preferences or limitations in the HOME ARP Allocation Plan. Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Fulton County did not establish preferences or limitations in the HOME ARP Allocation Plan. Not applicable.