**2025 Annual Action Plan Sandy Springs, GA**





### Adopted May 20, 2025

### Submitted May 23, 2025

**U.S. Department of Housing and Urban Development Atlanta Regional Office**

**Five Points Plaza Building 40 Marietta Street**

**Atlanta, GA 30303**



**Executive Summary**

**AP-05 Executive Summary**

1. **Introduction**

The Consolidated Plan is a 5-year plan which describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

The Consolidated Plan is carried out through action plans, which are adopted annually. Each Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non- federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

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

The Needs Assessment identifies Public Improvements and Infrastructure and Public Service as the priority needs for the City. The City has identified the Roswell Road Multiyear Sidewalk Project, begun under the 2008-2012 Consolidated Plan and continued under the 2018-2022 and 2023-2027 Consolidated Plans, as a priority need for the City. The 2023-2027 Consolidated Plan focuses on the completion of the Roswell Road Multiyear Sidewalk Project and the Hope Road Sidewalk Project. The CDBG Program for this project will fulfill the Suitable Living Environment objective and Availability/Accessibility outcome of the CPD Performance Measurement Framework. Any future Public Service projects will also be required to fulfill one of the three objectives [(1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities] and the three outcomes [(1) Availability/Accessibility, (2) Affordability, and (3) Sustainability].

#### Section 108 Loan Guarantee Program – Consolidated Plan Minor Amendment

CDBG regulations 24 CFR Part 570.700 describe a process whereby Sandy Springs can leverage up to 5 times its most recent CDBG allocation from HUD to increase the impact of its CDBG funds and benefit to LMI residents.

In the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to more efficiently complete Phase III of the South Roswell Road Multiyear Project. Program Phase III will include right-of-way appraisals and acquisition, installation of pedestrian lighting, handicap ramps, and brick pavers from I-285 down to Long Island Drive which are identified LMI (low/moderate income) target areas. In 2022, target areas were identified along Hope Road.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of $2,872,000. The City of Sandy Springs principal loan annual payment is $287,000 with a declining biannual interest payment.

The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City.

### Evaluation of past performance

Under Phase I of the Roswell Road Multiyear Sidewalk project, the City was able to construct 1.5 miles of sidewalks including street lights, ADA ramps, brick pavers, and landscaping from Dalrymple Road to Northridge Road. This portion of the project increased access and improved safety for Low- and Moderate-Income (LMI) residents accessing transit and other services in the corridor such as the North Fulton Service Center.

Based on the significant pedestrian improvements in the corridor, it is the City’s desire to continue on with the project and complete Phase II which will afford the same access and safety to LMI residents between Northridge Road and the Chattahoochee River. The project will also include improvements along Hightower Trail to the Community Assistance Center, one of the City’s nonprofit partners. Once this is complete the City will begin on the Hope Road Sidewalk Project; which will have limits from Roswell Road and Dunwoody Place.

### Summary of citizen participation process and consultation process

The City of Sandy Springs adopted its Citizen Participation Plan in 2006 and it was last updated in 2017. The plan serves as the City’s official policy for involving the community in the development of all planning

documents related to the CDBG program and the evaluation of the program’s annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearing and meetings to solicit comments on community needs prior to creation of a draft 5-year Consolidated Plan. Those meetings were as follows:

* 1. Public Hearing, Draft Review, and Public Comment Period announcement on Tuesday, March 18, 2025 at 6:00 p.m. (Sandy Springs City Hall)
  2. Public Hearing and Adoption on Tuesday, May 20, 2025 at 6:00 p.m. (Sandy Springs City Hall)

In addition to receiving public comments and consulting with these agencies, the City of Sandy Springs maintains a webpage dedicated to the CDBG Program and the development of the Consolidated Plan in an effort to broaden public participation in the City’s process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

### Summary of public comments

Over the course of the Citizen Participation process discussed above, the Community Development Department staff received comments from and/or consulted with the following agencies:

|  |  |
| --- | --- |
| * Child Development Association * Community Assistance Center * The Drake House * Families First   -Friends of the Sandy Springs Library  -Heritage Sandy Springs  -Homestretch  -Los Ninos Primero  -Mary Hall Freedom House  -Sandy Springs Christian Church  -City of Brookhaven  -Fulton County | -Sandy Springs Mission  -Sandy Springs Regional Library  -Sandy Springs Education Force  -Sharon Community Church -U Hope CDC, Inc.  -Center for Pan Asian Community Services  -Atlanta Regional Commission  -City of Atlanta  -City of Roswell  -Cobb County  -City of Dunwoody |

Through the community participation process, staff received comments from The Drake House organization, Los Ninos Primero and the Community Assistance Center which indicated a desire to be considered for funding, as well as three property owners and one other resident in regard to affordable housing opportunities for low-income residents within the City and region.

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

All comments and views were accepted by the City during the Citizen Participation process.

### Summary

Based on the Needs Assessment and Market Analysis, the city determined that the most appropriate use of its CDBG allocation during the 2023-2027 Consolidated Planning period is for Public Improvements and Infrastructure and Public Service projects. Due to the previous project undertaken with CDBG funds, the initial focus of the plan will be to complete the Roswell Road Multiyear Sidewalk Project as outlined in the 2025 Annual Action Plan, while preparing for the Hope Road Sidewalk Project.

# The Process

## PR-05 Lead & Responsible Agencies

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

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 | SANDY SPRINGS | Community Development |
|  |  |  |

**Table 1 – Responsible Agencies**

### Narrative

The City of Sandy Springs Community Development Department is the lead agency responsible for planning, implementation, and performance reporting for the Community Development Block Grant (CDBG) Program that is covered by this Consolidated Plan. The City will be the administrator of all projects, programs and other activities funded with annual CDBG entitlement funds.

City of Sandy Springs

Department of Community Development 1 Galambos Way

Sandy Springs, GA 30328 770-730-5600

[www.sandyspringsga.gov](http://www.sandyspringsga.gov/)

Ginger Sottile, Director of Community Development Michele McIntosh-Ross, Manager of Planning & Zoning

**Consolidated Plan Public Contact Information**

For additional information, email [cdbgprogram@sandyspringsga.gov](mailto:cdbgprogram@sandyspringsga.gov) or call 770-730-5600.

Website: <https://www.sandyspringsga.gov/community-development-block-grant>

## AP-10 Consultation

### Introduction

This section of the Consolidated Plan addresses the City’s efforts to consult with other public and private agencies when developing the plan.

The City’s Citizen Participation Plan, adopted in 2006, served as the first step in the qualification process for the CDBG program. The plan serves

as the City’s official policy for involving the community in the development of all planning documents related to the CDBG program, and the

evaluation of the program’s annual performance. As required by the Citizen Participation Plan, the City consulted with a broad spectrum of service providers, nonprofit agencies, and residents in the identification of community needs that may be eligible for consideration as five-year goals for the Consolidated Plan and the CDBG program.

### 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.

In conformance with the Citizen Participation Plan, the City held the required public hearing and meetings to solicit comments on community needs prior to creation of a draft 5-year Consolidated Plan. Those meetings were as follows:

* 1. Public Hearing, Draft Review, and Public Comment Period announcement on Tuesday, March 18, 2025 at 6:00 p.m. (Sandy Springs City Hall)
  2. Public Hearing and Adoption on Tuesday, May 20, 2025 at 6:00 p.m. (Sandy Springs City Hall)

A summary of the public hearing minutes is provided in the Appendix. Over the course of these meetings, the Community Development Department staff received comments from or consulted with the following agencies:

* Child Development Association
* The Drake House
* Families First
* The Solidarity School
* U-Hope CDC, Inc.

In addition to receiving public comments and consulting with these agencies, the City of Sandy Springs maintains a webpage dedicated to the CDBG Program and the development of the Consolidated Plan in an effort to broaden public participation in the City’s process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

### 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 Metro Atlanta Tri-Jurisdictional Continuum of Care Home less Census Report captures the inventory of homeless housing options for the city of Atlanta, Fulton and DeKalb Counties. Data specific to Sandy Springs is not available. Based on its location, Sandy Springs would fit somewhere

in between the “inner core” of the region and the “outer counties” referenced in the report. Sandy Springs can be served by some of the existing resources within Fulton County, primarily the City of Atlanta.

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

1. Community Assistance Center, Inc.

1130 Hightower Trail, Sandy Springs, GA 30350 [http://www.ourcac.org/,](http://www.ourcac.org/) 770-552-4889

Offers emergency assistance to families in need, including financial, food, clothing and referrals. To aid in serving the community, CAC was the recipient of DCA ESG funds in 2007 to assist the homeless. The CAC received $20,000 for prevention of homelessness and short-term homeless care to provide support for those threatened with homelessness and those leaving incarceration. CAC data indicates that many of those served were once Sandy Springs residents prior to becoming homeless. Additionally, the City of Sandy Springs has provided the CAC an annual grant in the amount of $100,000 since 2010 to support its programs. In 2025, this amount was increased to $200,000.

1. The Drake House

10500 Clara Drive, Roswell, GA 30075

<http://www.thedrakehouse.org/>770-587-4712

Provides 15 transitional housing units for up to 90 days to homeless single mothers with one or more children and provides life skills classes such as job readiness, personal finances, parenting skills, computer skills, and health and wellness.

1. HomeStretch

89 Grove Way, Roswell, GA 30075

<http://www.homestretch.org/>770-642-9185

Provides 27 transitional housing units for nine to twelve months to a homeless family or a family immediately threatened with being homeless with children and also provides life skills classes

1. Mary Hall Freedom House

200 Hannover Park Road Suite 100, GA Sandy Springs 30350<http://www.maryhallfreedomhouse.org/>770-642-5500

Provides transitional housing units along with substance abuse treatment for women and women with children.

1. Sandy Springs Mission

850 Mount Vernon Highway NW, Sandy Springs, GA 30327<http://sandyspringsmission.org/>404-943-1540

Provides after-school programs and food/clothing assistance.

1. Sandy Springs United Methodist Church

86 Mount Vernon Hwy, Sandy Springs, GA 30328<http://www.ssumc.org/>404-255-1181

This church provides clothing to persons in need and community meals bimonthly.

### 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.

N/A

### 2. Agencies, groups, organizations, and others who participated in the process and consultations

|  |  |  |  |
| --- | --- | --- | --- |
| **Agency/Group/Organization** | **Agency/Group/Organization Type** | **What section of the Plan was addressed by Consultation?** | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the**  **consultation or areas for improved coordination?** |
| Child Development Association | Services-Children | Non-Homeless Special Needs  Anti-poverty Strategy General Needs Assessment | This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in January 2023. The agency has recommended that the City consider using a portion of its CDBG  allocation for Public Service projects. |
| THE DRAKE HOUSE, INC. | Housing  Services-homeless | Housing Need Assessment Homelessness Strategy  Homeless Needs - | This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2022 and January 2023. The agency has recommended |

|  |  |  |  |
| --- | --- | --- | --- |
| **Agency/Group/Organization** | **Agency/Group/Organization Type** | **What section of the Plan was addressed by Consultation?** | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the**  **consultation or areas for improved coordination?** |
|  |  | Families with children | that the City consider using a portion of its CDBG |
| Non-Homeless | allocation for Public Service projects. |
| Special Needs |  |
| Anti-poverty Strategy |  |
| General Needs |  |
| Assessment |  |
| FAMILIES FIRST, INC. | Services-Children Services-Health | Non-Homeless Special Needs General Needs Assessment | This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in January 2023. The agency has recommended that the City consider using a portion of its CDBG  allocation for Public Service projects. |
| U-Hope CDC, Inc. | Housing | Housing Need | This agency was contacted by two mailings regarding |
|  | Services-homeless | Assessment | the Public Hearing, Open House, and Needs |
|  |  | Homelessness | Assessment Meetings held by the City in |
|  |  | Strategy | January 2023. The agency has recommended |
|  |  | Homeless Needs - | that the City consider using a portion of its CDBG |
|  |  | Chronically homeless | allocation for Public Service projects. |
|  |  | Homelessness Needs |  |
|  |  | - Veterans |  |
|  |  | Anti-poverty Strategy |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Agency/Group/Organization** | **Agency/Group/Organization Type** | **What section of the Plan was addressed by Consultation?** | **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the**  **consultation or areas for improved coordination?** |
|  |  | General Needs  Assessment |  |

**Table 2 – Agencies, groups, organizations who participated**

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

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City’s incorporation on December 1, 2005. The HAFC operates one public housing property within the City limits of Sandy Springs: Sterling Place, a 100 unit senior and disabled housing development at 144 Allen Road, The City maintains an ongoing relationship with the HAFC. The members of the HAFC are appointed by the Fulton County Board of Commissioners.

For the period of this Consolidated Plan the City will not be undertaking housing activities; however the City will continue to cooperate with the HAFC. The Housing Authority of Fulton County is not currently designated as “troubled” by HUD; therefore, no strategy on the City’s part is required.

### 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 | Metro Atlanta Tri- Jurisdictional Collaborative  on Homelessness | The common goal is to find more specific homeless data for Sandy Springs. While the Tri- Jurisdictional report addresses the county in which the City is located, the data found is so  broad that the City is unable to base a specific homelessness strategy on the data. |

**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 Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City’s incorporation on December 1, 2005. The HAFC operates 1 public housing property within the city limits of Sandy Springs: Sterling Place, a 100 unit senior and disabled housing development at 144 Allen Road, The members of the HAFC are appointed by the Fulton County Board of Commissioners. For the period of this Consolidated Plan, the City will not be undertaking housing activities; however the City will continue to cooperate with the HAFC.

### Narrative

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a $100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. In 2025, this amount was increased to $200,000.

## AP-12 Citizen Participation

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

The Citizen Participation efforts included newspaper ads, internet outreach, and public meetings. The city accepted all comments.

**Citizen Participation Outreach**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Mode of** | **Target of Outreach** | **Summary of** | **Summary of** | **Summary of** | **URL (If applicable)** |
| **Outreach** |  | **response/attendance** | **comments** | **comments not** |  |
|  |  |  | **received** | **accepted and** |  |
|  |  |  |  | **reasons** |  |
| Newspaper Ad | Minorities  Non-English Speaking - Specify other language:  Spanish | N/A | No comments received regarding Public Hearing. | The City accepted all comments. |  |
| Newspaper Ad | Minorities  Non-English Speaking - Specify other language: Spanish | N/A | No comments received regarding Open House. | The City accepted all comments. |  |
| Newspaper Ad | Minorities  Non-English Speaking - Specify other language:  Spanish | N/A | No comments received regarding Needs Assessment Meeting. | The City accepted all comments. |  |
| Newspaper Ad | Non-targeted/broad community | N/A | No comments  received regarding Public Hearing. | The City accepted all comments. |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Mode of** | **Target of Outreach** | **Summary of** | **Summary of** | **Summary of** | **URL (If applicable)** |
| **Outreach** |  | **response/attendance** | **comments** | **comments not** |  |
|  |  |  | **received** | **accepted and** |  |
|  |  |  |  | **reasons** |  |
| Newspaper Ad | Non-targeted/broad community | N/A | No comments  received regarding Open House. | The City accepted all comments. |  |
| Newspaper | Non-targeted/broad | N/A | No comments | The City accepted all |  |
| Ad | community |  | received regarding | comments. |
|  |  |  | Needs Assessment |  |
|  |  |  | Meeting. |  |
| Internet Outreach | Minorities  Non-English Speaking - Specify other language: Spanish | N/A | No comments received regarding Public Hearing. | The City accepted all comments. | http://www.sandysprings ga.org/City- Departments/Community- Development/Community  -Development-Block-  Grant |
|  | Persons with disabilities |  |  |  |  |
|  | Non-targeted/broad community |  |  |  |  |
|  | Residents of Public and Assisted Housing |  |  |  |  |
| Internet Outreach | Minorities  Non-English Speaking - Specify other language: Spanish | N/A | No comments received regarding Open House. | The City accepted all comments. | http://www.sandysprings ga.org/City- Departments/Community- Development/Community  -Development-Block-  Grant |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Mode of** | **Target of Outreach** | **Summary of** | **Summary of** | **Summary of** | **URL (If applicable)** |
| **Outreach** |  | **response/attendance** | **comments** | **comments not** |  |
|  |  |  | **received** | **accepted and** |  |
|  |  |  |  | **reasons** |  |
|  | Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing |  |  |  |  |
| Internet Outreach | Minorities  Non-English Speaking - Specify other language: Spanish | N/A | No comments received regarding Needs Assessment Meeting. | The City accepted all comments. | http://www.sandysprings ga.org/City- Departments/Community- Development/Community  -Development-Block-  Grant |
|  | Persons with disabilities |  |  |  |  |
|  | Non-targeted/broad community |  |  |  |  |
|  | Residents of Public and Assisted Housing |  |  |  |  |
| Other | Minorities  Non-English Speaking - Specify other language: Spanish | See attached mailing list. | No comments received regarding Public Hearing & Open House. One Needs Assessment | The City accepted all comments. |  |

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| --- | --- | --- | --- | --- | --- |
| **Mode of** | **Target of Outreach** | **Summary of** | **Summary of** | **Summary of** | **URL (If applicable)** |
| **Outreach** |  | **response/attendance** | **comments** | **comments not** |  |
|  |  |  | **received** | **accepted and** |  |
|  |  |  |  | **reasons** |  |
|  | Persons with disabilities |  | Survey returned to  staff. |  |  |
| Non-targeted/broad community |  |
| Residents of Public and Assisted Housing |  |
| Other | Minorities  Non-English Speaking - Specify other language: Spanish | See attached mailing list. | No comments received regarding Open House. | The City accepted all comments. |  |
|  | Persons with disabilities |  |  |  |
|  | Non-targeted/broad community |  |  |  |
|  | Residents of Public and Assisted Housing |  |  |  |
| Public Meeting | Minorities  Non-English Speaking - Specify other language: Spanish | 1 attendee; 1 agency represented at Public Hearing. | Request for Public Service project funding | The City accepted all comments. |  |

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| --- | --- | --- | --- | --- | --- |
| **Mode of** | **Target of Outreach** | **Summary of** | **Summary of** | **Summary of** | **URL (If applicable)** |
| **Outreach** |  | **response/attendance** | **comments** | **comments not** |  |
|  |  |  | **received** | **accepted and** |  |
|  |  |  |  | **reasons** |  |
|  | Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing |  |  |  |  |
| Public Meeting | Minorities  Non-English Speaking - Specify other language: Spanish | 2 attendees; 1 agency represented at Open House. | Request for Public Service project funding | The City accepted all comments. |  |
|  | Persons with disabilities |  |  |  |
|  | Non-targeted/broad community |  |  |  |
|  | Residents of Public and Assisted Housing |  |  |  |
| Public Meeting | Minorities  Non-English Speaking - Specify other language: Spanish | 5 attendees; 3 agencies represented at Needs Assessment Meeting. | Request for Public Service project funding | The City accepted all comments. |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Mode of Outreach** | **Target of Outreach** | **Summary of response/attendance** | **Summary of comments received** | **Summary of comments not accepted and**  **reasons** | **URL (If applicable)** |
|  | Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing |  |  |  |  |

**Table 4 – Citizen Participation Outreach**

# Expected Resources

## AP-15 Expected Resources

### Introduction

The City anticipates that the only funds available for 2025 for the selected CIP project will be CDBG funds. These funds will be used for the design and construction of sidewalks in the City’s CDBG target areas that are designated LMI Census Tracts.

### Anticipated Resources

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Program** | **Source of** | **Uses of Funds** | **Expected Amount Available Year 1** | | | | **Expected** | **Narrative Description** |
|  | **Funds** |  | **Annual** | **Program** | **Prior Year** | **Total:** | **Amount** |  |
|  |  |  | **Allocation:** | **Income: $** | **Resources:** | **$** | **Available** |  |
|  |  |  | **$** |  | **$** |  | **Reminder** |  |
|  |  |  |  |  |  |  | **of ConPlan** |  |
|  |  |  |  |  |  |  | **$** |  |
| CDBG | public - federal | Acquisition  Admin and Planning Economic Development Housing  Public Improvements  Public Services | $485,216 | 0 | $481,619 | $485,216 | $485,216 | The City will not receive any program income. |

**Table 56 - 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.

For 2025, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG Program.

### 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 proposed sidewalk improvements will take place in the current public right-of-way, meaning land acquisition is not anticipated.

### Discussion

For 2025, CDBG funds will not be leveraged with other City, State or Federal funds. There are no matching requirements for the CDBG Program.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| Public Improvements & Infrastructure | 2023 | 2025 | Non-Housing Community Development | 42.75% LMI  Census Blocks | Public Improvements & Infrastructure | CDBG:  $485,216 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing  Benefit: 3080 Persons Assisted |

**Table 57 – Goals Summary**

### 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 91.215(b)

**Projects**

**AP-38 Project Summary**

**Project Summary Information**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Project Name** | **Target Area** | **Goals Supported** | **Needs Addressed** | **Funding** |
| Roswell Road Multiyear  Sidewalk Program Phase II | 42.75% LMI  Census Blocks | Public Improvements &  Infrastructure | Public Improvements &  Infrastructure | CDBG:  $485,216 |

**Table 58 – Project Summary**

## AP-35 Projects

### Introduction

The City of Sandy Springs began its participation in HUD’s CDBG Program in 2008 and the City’s 2008-12 plan identified a single priority for the first five years of its program: infrastructure improvements. Consequently, a multiyear sidewalk program was developed for the Roswell Road corridor between Dalrymple Road and the Chattahoochee River. During the 2008-2012 program, the ongoing design for the Roswell Road Multiyear Sidewalk Project and phase I construction on Dalrymple Road to the Chattahoochee River was completed. Additionally, during 2013-2017 construction of Northridge Road to the Chattahoochee River and along the north side of Hightower Trail was also completed. During the 2018-2022 plan Long Island Drive to Stewart Drive. As such, the City has determined that for the first year of the 2023-2027 Consolidated Plan, continuation of construction for Lake Placid to Northwood Drive should be the priority project.

|  |  |
| --- | --- |
| **#** | **Project Name** |
| 1 | Roswell Road Multiyear Sidewalk |
| 2 | Hope Road Sidewalk |

**Table 59 – Project Information**

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

Funding priorities are consistent with those outlined in the Strategic Plan. Relative to the proposed use of the CDBG funds for pedestrian improvements, the main obstacle is related to funding. Although the area has adequate right-of-way to accommodate the sidewalk plan, the City has limited financial resources. Traditionally, sidewalk projects in the Sandy Springs area have been completed in conjunction with development or redevelopment projects. Because the target area is built-out, relying upon development to meet the mobility needs of the area is not an option.

## AP-50 Geographic Distribution

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

Phase IV of the Roswell Road Multiyear Sidewalk Project will complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Northridge Road to the Chattahoochee River, along Hightower Trail and Hope Road.

### Geographic Distribution

|  |  |
| --- | --- |
| **Target Area** | **Percentage of Funds** |
| 42.75% LMI Census Blocks | 100 |

**Table 60 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically.

The geographic allocation of the City’s CDBG funds is be guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state, and federal investments. As provided for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

*Exception Status*

It is important to also note that HUD has granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas. The U.S. Bureau of the Census Blocks where at least 42.75% of the resident population in Sandy Springs is LMI.

### Discussion

The project will improve pedestrian access to jobs, commercial and retail services, City parks, public transit, and other services for the Target Area.

# Affordable Housing

## AP-55 Affordable Housing

### Introduction

According to the 2021 Decennial Census data, approximately 48.6% of the units in the City are renter- occupied. The market conditions do not indicate a need for new unit production. However, the Needs Assessment section of the Consolidated Plan indicates the availability of affordable units and cost burden are the issues. Although the City is not planning to use the CDBG program to provide any additional housing units, a study of existing housing data from the Census and other sources indicates the highest priorities for unmet needs are associated with elderly households.

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

**Table 61 - 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 | 0 |
| Acquisition of Existing Units | 0 |
| Total | 0 |

**Table 62 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The City’s affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments.

## AP-60 Public Housing

### Introduction

The City does not plan to undertake capital improvements that directly affect public housing.

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

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City’s incorporation on December 1, 2005. The HAFC operates 1 public housing property within the city limits of Sandy Springs: Sterling Place, a 100 unit senior and disabled housing development at 144 Allen Road.

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

The City does not plan to take any actions to encourage resident participation in public housing management and/or homeownership programs at the facilities managed by the Housing Authority of Fulton County (HAFC).

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

N/A

### Discussion

Though the City will not undertake any direct public housing activities during 2025, the sidewalk programs which will result from CDBG funding will improve mobility and accessibility in the area.

## AP-65 Homeless and Other Special Needs Activities

### Introduction

With respect to homelessness, the Annual Action Plan must include the jurisdiction’s strategy for

reducing and ending homelessness through:

1. Helping low-income families avoid becoming homeless;
2. Reaching out to homeless persons and assessing their individual needs;
3. Addressing the emergency shelter and transitional housing needs of homeless persons; and
4. Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

### 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 City will continue to support agencies in the area that provide homeless and other services to low and moderate-income individuals. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a $100,000 grant from its general fund to the Community Assistance Center annually since 2010. In 2025, this amount was increased to $200,000. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. Additionally, the proposed sidewalk project will provide improved access to these types of agencies and supportive services.

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

The City’s strategy is to continue to support Public Service agencies located within the City such as the Community Assistance Center (formerly the Community Action Center). In late 2006, the CAC, at the encouragement of the Northwood Neighborhood Association, submitted an application for Emergency Shelter Grant funds to expand services to the community. A $20,000 DCA ESG grant was received by the CAC in 2007.

**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**

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need “gaps” identified in the Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report cover the metro area – not just Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. Sandy Springs could be expected to have very few homeless. As such, the City has not proposed a strategy for rapid-rehousing.

### 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 City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City.

Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless.

Additionally, the 2021 Census reported the City had approximately 7,982 residents with a disability. Of the City’s disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan to improve pedestrian mobility in the target areas will benefit disabled residents as well.

### Discussion

For the period of this Consolidated Plan, the City’s strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the Tri-Jurisdictional area that includes the city of Atlanta, Fulton and DeKalb Counties combined.

This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

## AP-75 Barriers to affordable housing

### Introduction

The City’s Analysis of Impediments to Fair Housing (AI) outlines “Lack of Available Land for

Development” as one of the key issues impacting the development of affordable housing and residential investment.

In addition to a lack of available land, the Comprehensive Plan Community Assessment notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of the some of the developments in the City makes them inherently affordable, it also makes these units obsolete. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

While the City has taken steps towards limiting barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments, the City in its AI highlighted the following recommendation for future policy development:

7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs’ policies.

### 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

For the period of the Consolidated Plan, the City will analyze the Comprehensive Plan to ensure that affordable, workforce housing is encouraged.

### Discussion

Future strategies for addressing such barriers could include analyses of building codes, environmental problems, impact fees, and the creation of incentive programs.

## AP-85 Other Actions

### Introduction

The Annual Action Plan must describe the jurisdiction’s planned actions to carry out the following strategies outlined in the Consolidated Plan:

* Foster and maintain affordable housing;
* Evaluate and reduce lead-based paint hazards;
* Reduce the number of poverty-level families;
* Develop institutional structure; and
* Enhance coordination.

### Actions planned to address obstacles to meeting underserved needs

As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan adopted April 30, 2011, the Allen Road Mid-Rise apartments are typically fully occupied. As such, the primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency’s 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

The HAFC plans to meet its 5-year goals by:

1. Leveraging affordable housing resources in the community through the creation of mixed - finance housing
2. Applying for additional Housing Choice Vouchers should they become available
3. Pursuing housing resources other than public housing or HCV tenant-based assistance.

For the period of the Consolidated Plan, the City does not plan to undertake any actions to address affordable housing needs.

### Actions planned to foster and maintain affordable housing

According to the 2021 Census data, approximately 48.6% of the units in the City are renter-occupied.

The City will complete analyses of existing codes, regulations, and plans to ensure that affordable, workforce housing is encouraged.

### Actions planned to reduce lead-based paint hazards

The 2021 Census indicates that approximately 38% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City. However, more detailed information would be required prior to developing a strategy for addressing lead-based paint. At the present time, the City is not planning to undertake any housing activities and will not disturb lead-based paint. The City will coordinate with the Fulton County Health Department to reduce lead-based paint hazards for children. In addition, the City's code enforcement department will be alert for lead-based paint hazards.

### Actions planned to reduce the number of poverty-level families

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. In 2012, the City adopted an Economic Development Plan updated in 2020, with a city-wide focus and a City Center Master Plan updated in 2022, as the City Springs Master Plan Update, to guide the redevelopment of the City’s core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City and across all employment sectors.

An additional strategy would be to coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy.

### Actions planned to develop institutional structure

For the period of the 2023-2027 Consolidated Plan, the City’s strategy for addressing the special needs populations is to ensure continued review and evaluation of permit applications for compliance with ADA requirements.

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

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a $100,000 grant from its general fund to the Community Assistance Center annually since 2010. In 2025, this amount was increased to $200,000. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. In addition to continuing its support of the CAC, the City will coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy.

### Discussion

The actions outlined above will facilitate the City’s ability to overcome obstacles in meeting the

underserved needs of the identified populations.

# Program Specific Requirements

## AP-90 Program Specific Requirements

### Introduction

The City anticipates that the only funds available for 2025 for the Roswell Road Multiyear Sidewalk Project Phase II of Program Phase III, including the design of the Hope Road Sidewalk Project, and advancing program Phase IV will be CDBG funds. These funds will be used for the design and construction of sidewalks in the City’s CDBG target areas that are designated LMI Census Tracts.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)

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

|  |  |
| --- | --- |
| 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 | |
| 2. The estimated percentage of CDBG funds that will be used for activities that  benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

**Discussion**

The City will use 100% of its 2025 CDBG allocation toward Phase III and does not plan on having any program income or urgent need activities.