



# 2009 Program Year Action Plan

The CPMP First Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## SF 424

Date Submitted 7/28/09	Applicant Identifier	<b>Type of Submission</b>	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
<b>City of Johns Creek, Georgia</b>		UOG Code: <b>131713/0001</b>	
12000 Findley Road		Organizational DUNS: <b>801181079</b>	
Suite 400		Organizational Unit: Municipal Government	
Johns Creek	Georgia	Community Development Department	
30097	Country U.S.A.	Finance Department	
<b>Employer Identification Number (EIN):</b>		Fulton County	
<b>11-3793525</b>		07/01	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: City		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Titles: 1. Program Administration 2. ADA 3. Senior center/activities		Description of Areas Affected by CDBG Project(s) Citywide	
\$CDBG Grant Amount \$177,296.00	\$Additional HUD Grant(s) Leveraged N/A	Describe N/A	
\$Additional Federal Funds Leveraged N/A	\$Additional State Funds Leveraged N/A		
\$Locally Leveraged Funds N/A	\$Grantee Funds Leveraged N/A		
\$Anticipated Program Income N/A	Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s)			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles N/A		Description of Areas Affected by HOME Project(s)	

\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOME-based Project(s)		

<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA
HOPWA Project Titles N/A		Description of Areas Affected by HOPWA Project(s)
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)		

<b>Emergency Shelter Grants Program</b>		14.231 ESG
ESG Project Titles N/A		Description of Areas Affected by ESG Project(s)
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: John	Middle Initial:	Last Name: Kachmar
Title: City Manager, City of Johns Creek	Phone: 678-512-3350	Fax 678-512-3303
eMail: john.kachmar@johnscreekga.gov	Grantee Website www.johnscreekga.gov	Other Contact Susan Canon, Monte Vavra
Signature of Authorized Representative		Date Signed  7/27/2009

# Narrative Responses

## GENERAL

### Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 1 Action Plan Executive Summary:

This Action Plan provides a basis and strategy for the use of federal funds granted to the City of Johns Creek by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. Johns Creek, incorporated on December 1, 2006, was granted entitlement status by HUD **on May 1, 2009. 2009 is the first year in the City's initial 5-year Consolidated Plan (2009-2013) for the Community Development Block Grant (CDBG) Entitlement Program. The City's program start date of July 1, 2009 will** allow for the commencement of the program in addressing priority needs of low and moderate income persons in alignment with CDBG national objectives. **The City's 5-year Plan** focuses on an Analysis of Impediments to Fair Housing Choice, ADA components in city parks, programs relating to limited clientele, such as assisting the visually and physically impaired in local libraries, children with special needs, services for the senior population, and entitlement grant administration. Each one of these projects and programs will be required to be meet eligibility requirements under HUD regulations. The anticipated annual award of \$177,296.00 will result in approximately \$886,480.00 over the five year period.

The amounts below reflect the level of funding available for programs in Johns Creek pursuant to HUD's FY 2009 budget included in the Omnibus Appropriations Act, 2009 (Public Law 111-8). (The American Dream Downpayment Initiative (ADDI) was not funded in HUD's FY2009 budget).

### Sources

<b>Program</b>	<b>Funding</b>
1. CDBG	\$177,296
2. HOME	0
3. ESG	0
4. HOPWA	0
5. Section 8	0
6. LIHTC (Low Income Housing Tax Credits)	0
7. Competitive Homeless	0
<b>Total</b>	<b>\$177,296</b>

**Uses**

Senior Center Newtown School	\$114,637
Analysis of Impediments (Admin)	\$ 35,459
ADA Accessibility (Parks)	\$ 20,000
ADA (Library)	\$ 7,200
Total	\$177,296

- The City will spend a portion of its administration funds for the Analysis of Impediments study with the balance being applied to program administration.
- The City will spend no funds for public services.
- The City will spend \$141,836.80 of its FY 2009 grant on activities that benefit low- and moderate-income persons.

**General Questions**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

Johns Creek, located approximately 30 miles north of Atlanta, Georgia has a land area of 31.38 square miles and is bordered by the cities of Alpharetta, Roswell, Duluth, and Berkeley Lake, and the counties of Gwinnett and Forsyth. Johns Creek is **Georgia's tenth largest city based on 2000 Census** population figures and is characterized by suburban development patterns, with commercial and office uses concentrated along transportation corridors. The City also has 13.6 miles of shoreline along the Chattahoochee River. Target areas have not been identified for this first program year. Rather, the City has chosen to utilize CDBG funds which will meet eligible needs citywide. **The City's focus during the first program year will** be related to Program Administration, including an Analysis of Impediments to Fair Housing Choice and ADA components in all City parks and a local library.

## Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

The City of Johns Creek Community Development Department is the lead agency responsible for preparing the 2009-2013 Consolidated Plan and 2009 Action Plan. The CDBG Program Director, located in the Finance Department, is responsible for implementation of the CDBG Program. In addition, the CDBG Program Director is responsible for subsequent Action Plans, Consolidated Annual Performance Report (CAPER), and any Amendments. The section below, in the citizen participation section, describes the process used to formulate the 2009-2013 Consolidated Plan.

The City of Johns Creek will continue to build relationships with public and private housing, health, and social service agencies. Although resources are limited, space sharing opportunities may exist for utilization by some programs.

## Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 Action Plan Citizen Participation response:

The City of Johns Creek adopted its initial Citizen Participation Plan (CPP) on April 13, 2009, and submitted the plan to HUD on April 15, 2009. The CPP served and will **continue to serve as the City's official policy for involving citizens in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance. Those planning documents include: the five-year strategic plan or Consolidated Plan, each year's Annual Action Plan, Consolidated Annual Performance Report (CAPER) and the Citizen Participation Plan.**

In conformance with the Citizen Participation Plan, the City held the required public

hearings/meetings to solicit comments on community needs prior to creation of a draft 5-year Consolidated Plan. Those meetings were as follows:

Date & Time	Meeting	Location
4/27/2009 @ 7 p.m.	Mayor & City Council Public Hearing: Community Development Block Grant - Consolidated Plan public hearing (Required Prior to drafting plan)	Johns Creek City Hall Chamber
4/30/2009 @ 6 p.m.	Consolidated Plan Workshop with Community Stakeholders	Johns Creek City Hall Chamber

In addition, a community outreach period was undertaken from April 30, 2009 through May 15, 2009 to foster further community collaboration prior to the drafting of the Consolidated Plan.

Over the course of these meetings and during the Consolidated Plan formulation, the Community Development Department staff received comments from or consulted with the following agencies:

- Friends of NE/Spruill Oaks Library
- Fulton County Public Housing Authority
- Fulton County Health Department
- Fulton County Department of Human Services
- North Fulton Community Charities
- Senior Services North Fulton
- U. S. Department of Housing and Urban Development
- (HUD) Office of Fair Housing and Equal Opportunity
- Taylor Road Middle School
- The Governess School
- Autry Mill Nature Reserve
- Pathways Community Network, Inc.

Additionally, the City of Johns Creek developed a webpage dedicated to the CDBG Program in an effort to broaden public participation in the development of the Consolidated Plan/Action Plan. The City also dedicated an email address [cdbg@johnscreekga.gov](mailto:cdbg@johnscreekga.gov) to allow for convenient access to City staff with questions or comments from residents' regarding any aspect of the CDBG program.

### **Staff Responses/Citizen Comments**

(Note: The staff responses/citizen comments below related to the CPP and the CDBG program have been extracted and summarized below):

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**Response:** RE: ADA

We expect to complete the ADA assessment of our city parks this week. Subsequently, we will prioritize utilization of CDBG funds.

**To:** CDBG

**Subject:** ADA

As a parent of a child with special needs, this is wonderful news.

**Response:** RE: L'Arche

We will take your suggestions relating to L'Arche under advisement.

**To:** CDBG

**Subject:** Housing for person with development disabilities.

There is a need for providing housing for person with development disabilities. Rather than a group home, I feel the community could benefit from a home which would accommodate 4-5 core members with special needs. It would also provide **employment for persons with the right back round to share this home.** L'Arche is an international program which, over the past 40 years, has provided homes for people with various abilities and disabilities who live together in an ecumenical community.

**Response:** FW: Friends of the Northeast/Spruill Oaks Library CDBG inquiry

We will be happy to arrange a meeting with you to discuss your ideas in more detail.

**To:** CDBG

**Subject:** Friends of the Northeast/Spruill Oaks Library CDBG inquiry

The Friends of the Northeast/Spruill Oaks Library request that you consider public service improvements at the Northeast/Spruill Oaks Library, such as ADA Services, community outreach, center improvements, and a potential history museum.

**Response:** RE: Suggestion for how to use CDBG funds

We are in the process of evaluating all CDBG funding requests. In regard to Habitat for Humanity, please be advised that there are eligibility requirements relating to low-moderate income and target areas that would need to be established. However, in the City of Johns Creek the land cost could be prohibitive. If there was a determination that the proposal was eligible, we believe the limited amount of funds from CDBG would preclude the proposal.

**To:** CDBG

**Subject:** Suggestion for how to use CDBG funds

Is it possible that the money could be used to develop a Habitat-for-Humanity neighborhood in Johns Creek?

**Response:** RE: Potential Use of CDBG Funds

The demographics in Johns Creek are different from Roswell. We do not believe we have enough income eligible seniors to qualify under the CDBG program, but we would be happy to further discuss the specifics with you.

**To:** CDBG

**Subject:** Potential Use of CDBG Funds

Senior Services North Fulton (SSNF) runs the Meals on Wheels Program for seniors in North Fulton and also provides programs for seniors through its three senior centers (one of which is located on Warsaw Road in Roswell). The Grimes Bridge Sr. Center in Roswell was built using CDBG funds since seniors are an eligible group under CDBG guidelines. SSNF is most anxious to find a facility in the Johns Creek area that can be utilized for senior programs. (Request for a facility and programs).

**Response:** RE: Community Dev. Block

We will review your suggestion for CDBG eligibility.

**To:** CDBG

**Subject:** Community Dev. Block

Johns Creek is not only one of the fastest growing communities, but has distinguished itself as a family center town. We need more activates for our children.

**I suggest both a water park and having visited several Children's Discovery Museums.**

**Response:** disability access

We are currently in the process of performing a handicapped accessibility assessment in Newtown Park, Ocee Park, Shakerag Park, and Autry Mill Nature Preserve and we expect to complete the assessment by next week. I will be sure to take your input and cross reference it with our findings. We will take your concerns under advisement to help the city determine an action plan.

**To:** CDBG

**Subject:** disability access

1. Install several handicap parking spaces with curb ramps in all parks. There should be signs at entrances indicating location. These should be placed at high use areas such as ball field spectator stands, refreshment areas, etc.
2. Construct sidewalks throughout the parks to facilitate use of wheel chair bound and other mobility restricted patrons.
3. Ensure ample lighting for safety of all users.
4. Public rest rooms should be accessible to handicap through wide doors and hand grab bars in at least one stall. Regular physical and sanitary maintenance is critical.
5. Install police call boxes in several locations depending on size of park. Coordinate police patrols during open hours.
6. Smooth non-paved paths in nature areas to allow allow access for wheel chair bound and other mobility restricted patrons.
7. Include Braille on signs within parks so visually impaired patrons are informed.
8. Install strong, low maintenance benches to allow handicap, aged and other infirm to enjoy parks.
9. Publicize that the City has included handicap access in its parks as a service to include all taxpayers.

**Response:** RE: Use Of Block Grant

Yes, we currently have a sidewalk plan underway.

**To:** CDBG

**Subject:** Use of Block Grant

In the description on the website it talks about the grant money being used to improve the quality of life of lower income families. I make an assumption that many of the lower income households in our area are one or no car families; and I believe that many of these individuals are walking to work at local stores and restaurants. Often I see them walking in the grass on the side of the road because of the absence of sidewalks along so many of our major roads. I think that using some of this money to extend our city sidewalk system would benefit these residents, as well as the many walkers and joggers in our area. Sidewalks may be in the master transportation plan for Johns Creek; but if using grant money would speed the process then I would be all for it.

**Response:** RE: CDBG plan recommendation for John's Creek

We will take your suggestions under consideration in this collaborative process.

**To:** CDBG

**Subject:** Re: CDBG plan recommendation for John's Creek

As follows - an overview of the CDBG funding program, which has been utilized for years, that has worked extremely well for the City of Palo Alto, California. I'm suggesting it for John's Creek as well. The Palo Alto City Council developed a CDBG Program Coordinator position tasked with the responsibility of learning the policy and procedures associated with HUD Grants and overseeing the organizations who were given funding. The Coordinator was also tasked with forming a citizens council comprised of eight volunteers who committed to working on CDBG Grants for a two-term position which could be extended. The Grant program was scheduled for a timeframe which ran during a consistent period each year. During the Grant period,

the Program Coordinator posted a notice in the community paper and sent out notices that HUD Funds were available. All groups interested in obtaining HUD Grants and participating in the CDBG program were encouraged to apply to the Coordinator by a certain date. After the deadline, a schedule for presentations by those who responded was made. The citizens council along with the Program Coordinator then met for two hours, twice a week, for four weeks. During that time, the responding organizations made scheduled presentations that included information regarding the history of their organization, the service they provided, how much money was needed for the project to be effective and productive, and what structure was in place for managed spending; in essence, their plan. After the evening of the final presentation, the citizens council and the Coordinator would meet twice more. Once to discuss and rank the presentations; essentially creating an elimination process. The last meeting was to allocate funds, appropriate to the HUD Grant, to the projects that were chosen. One person from the citizens council then usually worked with the Coordinator to draft the recommendation to the Council. In the last step of the process, the citizens council and the CDBG Program Coordinator would attend a regular session of the Council Meeting and present the citizens recommendation for CDBG grant funding. Council would then take the recommendations and either approve or revise. At the end of the Grant period, the mayor of the city sent each member of the committee a signed certificate of appreciation complete with the seal of the City of Palo Alto.

**Response:** CDBG- Shakerag

The purpose of the meeting is to consider adoption of the Citizen Participation Plan. Subsequent meetings on 4-27 at 7 p.m. and on 4-30 at 6 p.m. are actual meetings for gathering input relating to CDBG projects/programs. I have copied our Recreation and Parks Director on this e-mail as he is currently involved in a Master Parks Plan for the City of Johns Creek. If you would like to speak with him further you may contact him at [kirk.franz@johnscreekga.gov](mailto:kirk.franz@johnscreekga.gov).

**To:** CDBG

**Subject:** Comment on CDBG

I wish to acknowledge my support for this plan and suggest that funds obtained through this grant be considered to further renovate and update Shakerag Park (including baseball fields and enhanced parking) for use by the Johns Creek community.

**Additional comments received:**

Response: The City may address this concern through the Workforce Program.

Subject: Taylor Road Middle School-Job Program for Boys at Risk

Response: Further study will be required.

Subject: Autrey **Mill's Conservation Easement allows motorized wheelchairs on the trails.** In thinking about having a wheel chair on site for emergencies and for people needing an easier trip around the Heritage Village, I suggest this be put on a list for Autrey Mill. As our older visitors come, we are seeing the need for this kind of wheelchair to enable them to get up and down the incline from the lower part of the "village" to the church and back. This type of cart is more important once considered for the following reasons: (1) to mainly serve as an assistive vehicle in the Heritage Village for our older visitors and (2) as an emergency unit to rescue anyone who might be down on the trails and is unable to get back, either due to inability to walk more or injury. We would also like consideration of an audio unit for the Heritage Buildings for the visually impaired. As we have planned to have such

units, we have hoped to have an audio/visual display unit (or "outside" tv) for use at times when the buildings are not normally open.

In addition to the above mentioned citizen involvement process the city identified a stakeholder list and invited participants. Flyers were also posted in city parks, grocery stores, and in the local libraries inviting meeting attendance and e-mail participation.

Flyers were posted throughout the City of Johns Creek in the following locations:

**Libraries**

- NE Spruill Oaks Library
- Ocee Library

**Parks**

- Ocee Park
- Newtown Park

**Other**

- Publix (9925 Haynes Bridge Road)
- Publix (11585 Jones Bridge Road)
- Kroger (8465 Holcomb Bridge Road)
- Whole Foods (5945 State Bridge Road)
- Super Hmart (10820 Medlock Bridge Road)
- Brookside Academy (10240 Jones Bridge Road)



April 6, 2009

Dear Stakeholder:

You have been identified as a party who may have interest in the City of Johns Creek Community Development Block Grant Program. As you may be aware, this federally funded program is designed to address community needs aimed primarily to assist low-moderate income persons.

The City of Johns Creek is currently in the process of formulating a five year Consolidated Plan/Action Plan to determine how we may best utilize an entitlement grant from the U.S. Department of Housing and Urban Development. Over the five year period, the city will be entitled to receive \$1,000,000.00 dollars (\$200,000.00 annually) in federal funds for this program. Initial thoughts are to utilize the funds to improve handicapped accessibility in all city parks. Other ideas currently being discussed include assistance for children with special needs and a possible job program for at-risk teens. Of course, these programs will need to qualify under income eligibility requirements.

The first public hearing will be held on April 27, 2009 at City Hall, 12000 Findley Road, 3<sup>rd</sup> Floor, Council Chamber, Johns Creek, Georgia 30097 at 7 p.m. Subsequently, an informal public workshop will be held on Thursday, April 30, 2009 beginning at 6 p.m. in the same location. If you are unable to attend, please feel free to provide the City of Johns Creek with your thoughts and input at [cdhg@johnscreekga.gov](mailto:cdhg@johnscreekga.gov).

Your input into this worthwhile community process would be greatly appreciated!

Sincerely,

A handwritten signature in black ink that reads "Susan Canon". The signature is written in a cursive style with a horizontal line extending to the right.

Susan Canon  
Community Development Deputy Director

The letter above was forwarded to the following stakeholders (Schools, Churches, Non-profit organization noted below):

Principal Douglas Brown  
Barnwell Elementary School  
9425 Barnwell Road  
Johns Creek, GA 30022

Principal Tim C. Duncan  
Chattahoochee High School  
5230 Taylor Road  
Johns Creek, GA 30022

Principal Margaret Pupillo  
Medlock Bridge Elementary  
10215 Medlock Bridge Parkway  
Johns Creek, GA 30022

Principal Ann Ferrell  
Autrey Mill Middle School  
4110 Old Alabama Road  
Johns Creek, GA 30022

Principal Marie Shelton  
Dolvin Elementary School  
10495 Jones Bridge Road  
Johns Creek, GA 30022

Principal Roytunda Stabler  
Abbotts Hill Elementary School  
5575 Abbotts Bridge Road  
Johns Creek, GA 30097

Principal Jimmy Zoll  
Wilson Creek Middle School  
6115 Wilson Road  
Johns Creek, GA 30097

Principal Jan Linscott  
Ocee Elementary School  
4375 Kimball Bridge Road  
Johns Creek, GA 30022

Principal Ed Williamson  
Taylor Road Middle School  
5150 Taylor Road  
Johns Creek, GA 30022

Principal Peter Zervakos  
Northview High School  
10625 Parsons Road  
Johns Creek, GA 30097

Principal Trey Martin  
State Bridge Crossing  
Elementary  
5530 State Bridge Road  
Johns Creek, GA 30022

Principal Steve Curry  
Findley Oaks Elementary  
5880 Findley Chase Drive  
Johns Creek, GA 30097

Principal Dawn Melin  
River Trail Middle School  
10795 Rogers Circle  
Johns Creek, GA 30097

Ms. Jillian Thiele  
The Governess School  
P.O. Box 2709  
Duluth, GA 30096

Ms. Elizabeth Igleheart  
Senior Svcs North Fulton  
490 Sun Valley Dr Ste 202  
Roswell, GA 30076

Mr. Brandon Allen  
Newtown Recreation Assoc.  
3000 Old Alabama Rd Ste 104  
Johns Creek, GA 30022

Mr. Richard McMahon,  
President  
Autrey Mill Nature Preserve  
9770 Autrey Mill Road  
Johns Creek, GA 30022

Ms. Barbara Duffy  
N Fulton Community Charities  
11270 Elkins Road  
Roswell, GA 30076

Ms. Lynn Pennington  
Newtown Pk Comm.  
Foundation  
3000 Old Alabama Rd Ste 119  
Johns Creek, GA 30022

Mr. Wayne Henderson  
Ocee Park Athletic Assoc.  
10945 State Bridge Rd Ste 145  
Johns Creek, GA 30022

Ms. Judy Webb, President  
Autrey Mill Nature Preserve  
9770 Autrey Mill Road  
Johns Creek, GA 30022

Stakeholder list continues on the following page.

Helen Mulligan  
310 Bauxite Court  
Johns Creek, GA 30022

Glen Rudh  
North Fulton Optimist Club  
10630 Sugar Crest Avenue  
Johns Creek, GA 30097

Ms. Vicki Johnson  
Friends of NE/Spruill Oaks  
Library  
770 Buttercup Trace  
Johns Creek, GA 30022

Reverend Artis Johnson  
Antioch Community Church  
P.O. Box 1914  
Johns Creek, GA 30096

Mr. Myron Livingston  
Saint Brigid Catholic Church  
3400 Old Alabama Road  
Johns Creek, GA 30022

Reverend Dr. Michael McCullar  
Johns Creek Baptist Church  
6910 McGinnis Ferry Road  
Johns Creek, GA 30005

Mr. Rob Snyder  
Perimeter Church  
9500 Medlock Bridge Road  
Johns Creek, GA 30097

Rabbi Ron Herstik  
Congregation Dor Tamid  
11165 Parsons Road  
Johns Creek, GA 30097

Reverend Dr. D.B. Shellnut, Jr.  
Johns Creek United Methodist  
Church  
11180 Medlock Bridge Road  
Johns Creek, GA 30097

Reverend Steve Wood  
Mount Pisgah United Methodist  
Church  
9820 Nesbit Ferry Road  
Johns Creek, GA 30022

Reverend Randy Barnhart  
Johns Creek Christian Church  
10800 Bell Road  
Johns Creek, GA 30097

Reverend Dr. Chris Price  
Church of the Hills  
10950 Bell Road  
Johns Creek, GA 30097

Hanbit Presbyterian Church  
10590 Parsons Road  
Johns Creek, GA 30097

Reverend Paul A. Flood  
St. Benedict Catholic Church  
11045 Parsons Road  
Johns Creek, GA 30097

Reverend Dr. James King  
Parkway Baptist Church  
5975 State Bridge Road  
Johns Creek, GA 30097

Reverend Jonathan Stertzbach  
Clear Springs Baptist Church  
11575 Johns Bridge Road  
Johns Creek, GA 30022

## **Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

The City of Johns Creek Finance Department will provide fiscal and regulatory oversight of the CDBG program. As **this is the initial program year of the City's first Consolidated Plan**, the staff will be involved in IDIS training. During the course of the Action Year, processes will be evaluated to determine whether streamlining will be needed in future action years.

## **Monitoring**

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

Johns Creek, incorporated December 1, 2006, is currently involved in training with HUD and will formalize the policies and procedures for administration of the CDBG Program. The training, policies, and procedures involve specific monitoring activities for sub-recipients and city staff. This formalized process will ensure that all projects are completed timely while maintaining compliance with all rules and regulations of the program.

## **Lead-based Paint (LBP)**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 1 Action Plan Lead-based Paint response:

As noted in the Consolidated Plan, the City of Johns Creek was incorporated in 2006 and inherited portions of housing stock that were previously constructed in Fulton County prior to 1978. Approximately 1,371 housing units were built before 1979 according to the 2000 Decennial Census (SF3, Table H34), which represented approximately 4.5 percent of housing stock in Johns Creek in 2000. The housing stock of incorporated Johns Creek and the North Fulton area as a whole is relatively new compared to other parts of Fulton County and the region, as the bulk of the housing in the area was built since 1990.

The United States Department of Agriculture stated that Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, known as Title X. Sections 1012 and 1013 of Title X amended the Lead-Based Paint Poisoning Prevention Act of 1971, the basic law covering LBP in Federally associated housing. Section 1018 of this law directed the Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

In most cases related to lead poisoning of children, it has been through exposure to dust or debris from lead-based paint. Paint containing significant amounts of lead was common through the 1970s. According to data available, since only 1,371 homes were built countywide prior to 1978, LBP does not appear to be a critical need for remediation. Johns Creek will continue to follow all federal and state rules and regulations regarding Lead Based Paint.

## HOUSING

### **Specific Housing Objectives**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

The City of Johns Creek has not programmed CDBG for specific housing objectives during this program year.

### **Needs of Public Housing**

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

The City of Johns Creek has not programmed CDBG for public housing objectives during this program year.

### **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

The City of Johns Creek has not programmed CDBG for barriers to affordable housing during this program year. It should be noted that the City has released an RFP to solicit bids for an Analysis of Impediment to Fair Housing Choice (AI). Although an **AI's purpose** is to ensure non-discriminatory practices in the sale, rental, or financing of housing, an AI may reveal information relating to affordable housing barriers.

### **HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program year 1 Action Plan HOME/ADDI response:

Not Applicable.

## HOMELESS

### **Specific Homeless Prevention Elements**

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. **Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.**
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

On January 25, 2007, the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness completed their third point-in-time count of homeless persons in the City of Atlanta, Fulton, and DeKalb Counties. The census count was conducted by the Pathways Community Network under contract with the Collaborative on Homelessness. The City of Johns Creek contacted Josie Parker with the Pathways Community Network regarding the 2009 Tri-Jurisdictional Collaborative Homeless Census Report during the formulation of the Consolidated Plan to incorporate the most recent data available. The 2009 report was not published at the time of formulating the Plan; therefore, the data reported in this document will reflect the 2007 Tri-Jurisdictional Collaborative Homeless Census Report. Because homeless rates are reported on a countywide basis, data for Johns Creek would be included in the overall Fulton County census figures.

The City of Johns Creek will not undertake this initiative during the program year.

### **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

Not applicable.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

For the first program year of the Consolidated Plan, the city plans to complete an Analysis of Impediments to Fair Housing Choice, undertake ADA improvements in city parks and in a local library. These objectives have been developed in accordance with 24 CFR 91.1. These objectives, which principally serve low to moderate income persons, fall under the Suitable Living Environment objective category.

### Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

Current programs that are designed to assist with households with incomes below poverty level are provided by the Georgia Department of Labor. In addition, Johns Creek is involved in the Fulton County Workforce Program. The City will continue to utilize these programs and direct residents to these agencies.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that

are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

Non-homeless programs that will be initiated by the City of Johns Creek during this program year include ADA components in the city parks and libraries.

## **Housing Opportunities for People with AIDS**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

Johns Creek does not receive HOPWA funds directly as an Entitlement community; therefore, we do not control activities of agencies that may seek funds from the State of Georgia. These agencies operate discreetly about their services and the clientele they serve.

### **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program year 1 Specific HOPWA Objectives response:

Johns Creek does not receive HOPWA funds from HUD thus the city does not have any specific HOPWA objectives. Johns Creek supports agencies that typically seek funds from the Georgia Continuum of Care.

### **Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.

### **Fair Housing Analysis of Impediments to Fair Housing Choice**

Having only incorporated in December of 2006, the City of Johns Creek has not performed an "Analysis of Impediments to Fair Housing Choice (AI)." Therefore, the City is seeking proposals from consultants interested in producing the U.S. Department of Housing Urban Development (HUD) mandated AI. The AI will be conducted in accordance with the prescribed necessary requirements and guidelines and will be used to evaluate, monitor, address, and resolve Fair Housing issues. The bid proposals are due to the City of Johns Creek on June 26, 2009. The AI is required to be completed within four months of the award date. The purpose of the analysis and the scope have been outlined as follows:

1. Purpose

The purpose of the Analysis of Impediments is to:

- Serve as the substantive, logical basis to Fair Housing Planning;
- Provide essential and detailed information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates;
- Assist in building public support for fair housing efforts.

2. Scope

The Analysis must include the following elements:

- a) An Introduction and Executive Summary of the AI including:
- Who Conducted the AI
  - Participants in the AI

- Methodology Used
  - How Funded
  - Conclusions
    - i. Impediments Found
    - ii. Action Plan to Address Impediments Found
- b) City of Johns Creek Background Data including:
- Demographic Data
  - Income Data
  - Employment Data
  - Housing Data
  - Fair Housing Complaint Data
- c) An Evaluation of the City of Johns Creek Current Fair Housing Status (Owner occupied and rental properties), including:
- An assessment of agencies currently providing fair housing programs in the area.
- d) An Identification of Potential Impediments to Fair Housing Choice (Owner occupied and rental properties)
- Public Sector
  - Private Sector
  - Other Considerations
- e) An assessment of Current Public and Private Fair Housing Programs and Activities in the Jurisdiction
- Agencies Addressing
  - Funds Invested
  - Programs and Activities Offered
- f) An evaluation of public policies and practices which affect the provision of fair housing, including but not limited to, public services, planning and zoning laws and decisions, land use regulations, community development policies and practices, procedures and practices of the local public housing authority and property tax policies.
- g) Identification of impediments to fair housing based on the above work as well as proposed methods of correction to address identified impediments. A listing of impediments in order of priority to assist the jurisdictions in determining further actions shall be included.
- h) Conclusions and recommendation for action, including recommended actions to overcome identified impediments to fair housing choice, milestones, timetables, and measurable results.