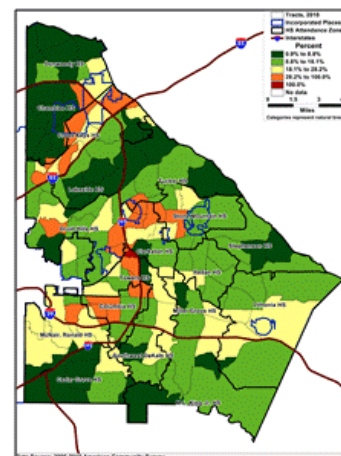
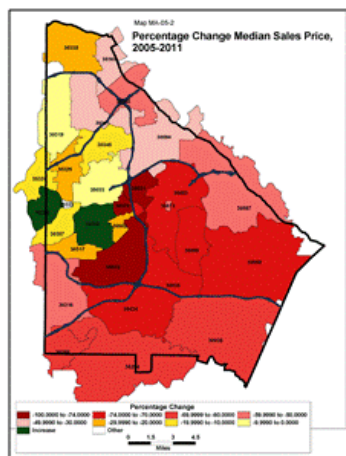
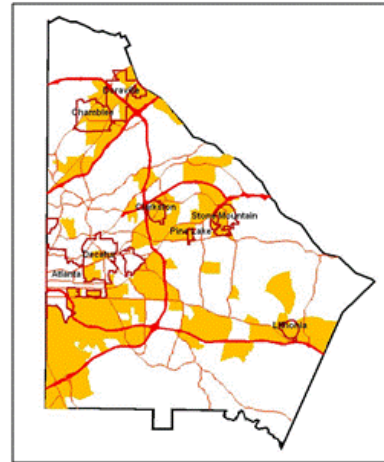
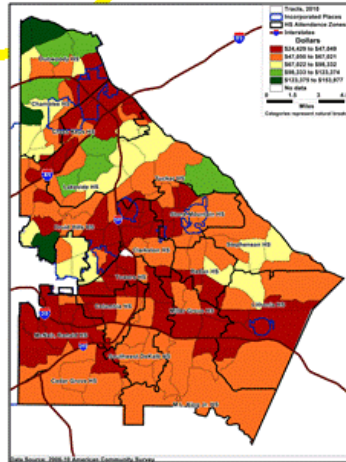


THE 2014-2018 CONSOLIDATED PLAN FOR HUD PROGRAMS, INCLUDING THE 2015 ANNUAL ACTION PLAN DeKalb County, Georgia



RESPONSIBLE
AGENCY:
DEKALB COUNTY
HUMAN &
COMMUNITY
DEVELOPMENT
DEPARTMENT

330 W. Ponce de Leon
Avenue Decatur GA 30030

Phone: 404-371.2727
Fax: 404-371.2742

Executive Summary

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

1. Introduction

Program Year (PY) 2015 is the 2nd year of the DeKalb County 2014 to 2018 Consolidated Plan. The Plan identifies how the County will allocate the resources it expects to receive from HUD for program year January 1, 2015 through December 31, 2015 to address the priority housing and community development needs outlined in the new Consolidated Plan.

In 2015, Community Development Block Grant (CDBG) Plan initiatives and funding will be focused on completing a number of significant Capital Improvement projects that are being administered jointly with other County departments. During year two of the Consolidated Plan, we will work with key stakeholders to complete Fire Station # 3, the land acquisition and A&E for the construction of Fire Station #7, the revitalization of Flowers Park in the City of Doraville, provide matching funds for Streetscape improvements in the City of Stone Mountain, and utilize CDBG funding for Oakhurst Medical Center improvements to expand client services. The County will enter year five of its 20 year repayment schedule for a HUD Section 108 Loan Guarantee (\$14,000,000) which was approved for the design and construction of three Senior/ Community Centers in distinct areas of the county. Additionally, the County was approved by HUD to utilize the Section 108 loan residual funding as supplemental funding for Fire Station #3.

HOME initiatives will assist a substantial number of First Time Home Buyers; aid in the creation of additional CHDO's to add affordable housing stock to our inventory, spur the development of multi-family housing, and assist homeless and at-risk households in obtaining housing through Tenant Based Rental Assistance. Additionally, the County will continue with its \$30,000 annual CDBG funding commitment (\$300,000 over 10 years) to the Tuscan Village Apartments project of the project's tax credit application. These funds leveraged the affordable housing tax credits used to rehabilitate the 144 unit development.

The County also restructured its single family program in order to perform special purpose home repair on approximately 40 homes. Direct assistance to DeKalb citizens will be accomplished via a new housing initiative funded by CDBG Special Housing Assistance program.

Mitigation of homelessness is a major priority for the County. In 2015, the DeKalb CoC will work aggressively to reduce homelessness in general and veteran homelessness in DeKalb by year's end.

In 2015, the County is taking one of our most aggressive approaches to spurring Economic Development through projects such as the Kensington LCI Development, I-20 East Transit, and Memorial Drive Redevelopment/Economic Development initiatives. In order to aid in the rapid redevelopment of the 300 acre GM site located in Doraville, the County working with the developer/owner to help address the brownfield. The County will set aside funding for leveraging several of its own Small Business Incubator initiatives, as well as partner with and provide funding for the City of Chamblee to begin work on theirs. We will continue working with the DeKalb Business Enterprise Corporation (DEBCO) to help increase the affordability and accessibility of loans for small businesses and the creation of jobs for low and moderate income persons.

DeKalb County received a PY 2015 allocation of \$6,734,942 to carry out planned activities as outlined in the first program year of the 2014-2018 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

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

Decent Housing

- Complete a minimum of 40 owner-occupied home repairs.
- Identify and work with one new CHDO to build capacity and create affordable units.
- Increase the availability of affordable, permanent, rental housing units for low-to moderate income, elderly, and special needs populations.
- Assist at least 40 residents to become first-time homebuyers.
- Continue raising community awareness about foreclosures and work to develop ways to decrease the problem in the County.
- Collaborate with neighborhood associations and other stakeholders to decrease blight, reduce the number of vacant houses, and improve the condition of the existing housing stock.
- Work with senior homeowners in the County who are in danger of losing their homes.
- Increase the supply of homeless beds in the DeKalb CoC by 100.

Suitable Living Environment

- Provide CDBG funds for repayment of the Section 108 Loan approved to construct the North DeKalb and South DeKalb Community Centers, as well as the Central DeKalb Senior Center.
- CDBG funding will also be used to renovate and expand other facilities as follows: Fire Station #3, Construction of Fire Station #7, Revitalization of Flowers Park in the City of Doraville, Matching funds for Streetscape Improvements in the City of Stone Mountain, and the purchase of equipment, furniture, and fixtures for Oakhurst Medical Center.

- Complete the demolition and clearance of a minimum of seven (7) dilapidated houses that are presenting health and safety hazards.
- Improve sustainability to a minimum of 2,430 persons by providing funding to agencies that provide financial literacy, pre and post purchase housing counseling, tenant/landlord counseling, and foreclosure/predatory lending services.

Economic Opportunity

- Increase opportunities for job training, job creation and micro-enterprise entrepreneurial training.
- Increase the affordability/accessibility of loans for small businesses with the goal of creating seven (7) new jobs, business expansion/improvements, purchasing equipment and neighborhood revitalization projects.
- Provide training for 30 entrepreneurs and assist five (5) micro businesses through development and job creation.
- Redevelopment of Memorial Drive/Economic Development Initiative
- DeKalb County & the City of Chamblee Small Business Incubator Initiatives
- Transit Oriented Development Initiatives
- Kensington LCI Development Initiative

3. Evaluation of past performance

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

As required by HUD, every year DeKalb County prepares a detailed Annual Action Plan for its HUD funded programs and the Consolidated Annual Performance and Evaluation Report (CAPER). The Plan and Report are submitted to HUD and posted on the County's website after it is reviewed and approved by HUD. The Program year 2014 CAPER, covering the County's performance during Year 1 (January 1, 2014 - December 31, 2014) of the County's 5-year Consolidated Plan, was submitted to HUD on March 31, 2015 and is posted on the DeKalb County Government Website at:

www.co.dekalb.ga.us/commdev/pdf/2014CAPER.pdf

The Program Year 2015 CAPER will cover the County's performance during Year 2 (January 1, 2015 - December 31, 2015) of the current 5-year Consolidated Plan and the draft document will be issued for public comment in late February 2016 and submitted to HUD by March 31, 2016.

To date, the County has made significant progress towards achieving the first and second year goals outlined in the 2014-2018 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

DeKalb County carefully follows the process that is outlined in the County's Amended Plan for Citizen Participation and Consultation. Within the DeKalb County Consolidated Plan Submission for Community Planning and Development Programs, CDBG, ESG and HOPWA process, the Citizen Participation Plan is designed to assure citizen involvement. During the formulation of our plan, the County provides a Public Comment Period. The County places necessary ads describing the programs, budgets, and amendments in our legal organ, the Champion Newspaper as well as on the DeKalb County website. The County solicits feedback from the citizens and incorporates into our general direction of action.

DeKalb County complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in the federal regulations 24CFR91.105. The following summarizes our citizen's participation plan process for the development of the proposed 2014-2018 Consolidated Plan, including 2015 Annual Action Plan:

A. On June 12, 2014, a public hearing was held at the Maloof Auditorium. The purpose of the meeting is to solicit input from the public regarding community needs and priorities. General information concerning the 2014-2018 Consolidated Plan; including the 2015 Annual Action Plan was discussed as well as the application submission process of potential subgrantees.

B. On January 21, 2015, the proposed 2015 budget and Annual Action Plan outlining the County's priority undertakings was detailed for the citizens during our second public hearing which was held at the Maloof Auditorium at 6:30 p.m.

C. The Community Development Advisory Council (CDAC) meets four times during the planning process. The CDAC meetings provide a forum for discussion, input, and recommendations of community development activities. In order to complete the planning process, the County consults with surrounding jurisdictions and other agencies to solicit comments or suggestions in the development and submission of our Consolidated Plan, include Annual Action Plan.

5. Summary of public comments

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

HUD Consolidated Plan Citizen Participation Meeting - Public Comment, Maloof Auditorium, June 12, 2014 Housing Needs:

- Affordability of the apartment complexes in the Chamblee area...working on construction of new apartment complexes between Johnson Ferry and Ashford Dunwoody and they are unaffordable.
- Issue with foreclosures. There is a great need for foreclosure prevention, legal and financial counseling services around housing.
- Would like to thank DeKalb County for CDBG. Has concerns with rent increasing and families facing eviction, so something needs to be done to assist with affordable housing to allow family stability.
- We have a huge problem in Belvedere Park with abandoned houses, burned down houses that have sat for over five years. How do we expedite the legal process to get these homes rehabbed or torn down.
- Abandoned buildings, churches, and homes are a major problem making our neighborhoods unsafe.

Homelessness

- Questions concerning housing for the homeless. Does DeKalb County have housing available to assist with the homeless. There is a need for shelters.
- There are not enough locations within DeKalb to assist families facing homelessness. It all goes back to affordable housing.
- Initiatives to end veteran's homelessness.

Infrastructure Improvements

- Sidewalks and parks are very important to have in our communities.
- Lack of sidewalks in neighborhoods/ and the lack of bike lanes.

During the second public hearing which was held on January 21, 2015, there were three non-profit entities (Atlanta Legal Aid Society, Inc., New Life Christian Ministries, Inc., and The Latin American Association, Inc.) present. There were no additional public comments made during this public hearing.

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

DeKalb County accepts all Citizen Comments. Any request/comment received as part of the 2014-2018 Consolidated Plan, including the 2015 Annual Action Plan process that is not specifically addressed by the DeKalb County Human and Community Development Department will be forwarded to the appropriate County Department.

7. Summary

The DeKalb County 2014-2018 Consolidated Plan, including 2015 Annual Action Plan is the 2nd AAP for the 2014-2018 Consolidated Plan. The County has taken a comprehensive approach to engage the public in the development of its priorities and strategies related to activities that principally serve the needs of the low-to-moderate income persons/families within DeKalb County. All activities and projects which are undertaken will meet National Objective and eligibility requirements.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	DEKALB COUNTY	
CDBG Administrator	DEKALB COUNTY	Human and Community Development
HOPWA Administrator		
HOME Administrator	DEKALB COUNTY	Human and Community Development
ESG Administrator	DEKALB COUNTY	Human and Community Development
HOPWA-C Administrator	DEKALB COUNTY	Human and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The DeKalb County Community Development Department, serves as the lead agency responsible for the management of agencies that will administer the programs covered under the 2014-2018 Consolidated Plan, including 2015 Annual Action Plans. The Human and Community Development Department is responsible for all required documentation, administrative and compliance requirements of the CDBG, HOME, and ESG programs through the U.S. Department of Housing & Urban Development (HUD) with the full support of the County’s ICEO, Commissioners, and other County departments. Responsibilities also include overseeing the Neighborhood Stabilization Program (NSP 1 and NSP 3). Throughout the planning process, Community Development collaborated with the DeKalb County, City of Decatur, and City of Lithonia Housing Authorities, consulted with local governments, nonprofit and private stakeholders in the community. Furthermore, DeKalb County also consulted with business, religious and other community leaders in order to administer many of the affordable housing, housing rehabilitation programs, public services program and capital improvement projects.

Consolidated Plan Public Contact Information

Byron Campbell, Grants and Administration Manager, DeKalb County Community Development Department, 330 W. Ponce de Leon Avenue, 6th Floor, Decatur, Georgia 30030. The telephone number is 404-371-2467, fax number is 404-371-2727.

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

1. Introduction

Information regarding collaboration on homeless and at-risk populations is provided in this section.

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

DeKalb County collaborates with organizations that provide services to the County’s homeless and at-risk populations to ensure that the DeKalb County Continuum of Care (CoC) offers housing and services in a manner that best serves the homeless and at-risk populations while adhering to HEARTH Act requirements. The Human & Community Department functions as the Collaborative Applicant for the CoC and submits the HUD application for the Homeless Assistance Grant on behalf of the CoC.

From a regional perspective, the County collaborates with the City of Atlanta and Fulton County CoCs on the Point-In –Time Counts, Homeless Management Information System and the referral of clients to ensure the accuracy of data collection. Additionally, the County participates in the Atlanta Regional Commission on Homelessness to ensure collaboration among organizations in the 13 County area surrounding Atlanta.

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.

Prior to allocating funds and developing performance standards, DeKalb County staff collaborates with the DeKalb CoC to ensure that allocation policies and performance standards are aligned with CoC goals and performance standards. All agencies within the CoC use a common HMIS system. Additionally, DeKalb County collaborates with regional agencies and jurisdictions to lead the effort to house homeless veterans. To ensure that homeless individuals are served comprehensively, the County collaborated with agencies and mainstream providers to develop a coordinated intake and assessment system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County serves as the Collaborative Applicant for the CoC, and collaborates with the CoC in establishing local priorities and performance objectives. ESG funding is allocated based on the priorities established by the CoC. The CoC governance structure includes a Data and Research committee which is specifically charged with establishing both system-wide and project-level performance targets appropriate for program type and population.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities (see chart pg. 13).

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DEKALB COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted for the discussion of gap analysis and required services for at-risk and homeless populations. Identify gaps. Discuss ways of provided services.
2	Agency/Group/Organization	DEKALB BOARD OF HEALTH
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted for the discussion of gap analysis and required services for at-risk and homeless populations. Identify gaps. Discuss ways of provided services.
3	Agency/Group/Organization	DEKALB COUNTY DEPARTMENT OF FAMILY & CHILDREN SERVICES
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted for the discussion of gap analysis and required services for at-risk and homeless families with children. Identify gaps and resources for improved service coordination.
4	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted for the discussion of gap analysis and required services for the at-risk and homeless Veteran populations. As an outcome, the DeKalb CoC in partnership with the Veterans Administration has developed a coordinated, systems approach to prevent and end Veteran homelessness in DeKalb County. With input from the VA and SSVF funded organizations, the CoC has instituted a coordinated intake and assessment system to streamline and expedite the entry of Homeless Veterans and their families into the homeless service system. The consultation has helped to prevent duplication, maximize resources and quickly connect Veterans with the housing and supportive services they need and are eligible for.
5	Agency/Group/Organization	DEKALB COUNTY BOARD OF EDUCATION
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted for the discussion of gap analysis and required services for at-risk and homeless children and youth in DeKalb County. The discussions have focused on gap and resource identification and improved coordination between the CoC and school based homeless liaisons. On-going consultation and coordination with the School System is important to achieving our long range goal of housing the homeless and meeting the needs of our special needs populations. Anticipated outcomes include, (1) heightened awareness of, and capacity to respond to, specific problems in the education of homeless children and youth; and (2) improved access and educational outcomes for homeless children in DeKalb County.
6	Agency/Group/Organization	Regional Commission on Homelessness
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County participates in the United Way, Atlanta Regional Commission on Homelessness to ensure collaboration among organizations in the 13 County area surrounding Atlanta. The on-going consultation and collaboration provides regional community input in the assessment of need, broad participation in finding and implementing regional solutions and measurable outcomes for homeless citizens.
7	Agency/Group/Organization	DeKalb County Continuum of Care
	Agency/Group/Organization Type	Other government - County

What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DeKalb County serves as the Collaborative applicant designated by the Continuum of Care The Collaborative Applicant is the coordination hub responsible for: 1. Providing logistical support for Continuum responsibilities 2. Convening and facilitating the Board and Committees 3. Monitoring strategic coherence across efforts 4.Coordinating communication within the Continuum 5. Managing collective data systems and information distribution 6. Mobilizing planning efforts that frame community-wide plans and their revision 7. Stewarding resources for collective impact as appropriate The Collaborative Applicant and the CoC consult regularly to plan, implement and evaluate the full range of systems, resources and services needed to operate a comprehensive homeless system of care.

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

The County consulted with all identified agency types. Some of the agencies consulted may not be listed above.

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	DeKalb County	Goals are coordinated to agree with local jurisdictions' plans
DeKalb County Comprehensive Plan	Planning and Sustainability Department	Goals are coordinated to agree with local jurisdictions' plans

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The DeKalb County Human and Community Development Department collaborates with housing organizations, social service agencies, mainstream providers, and other entities on a variety of issues surrounding homeless households, children and youth, the elderly, and individuals with disabilities. The DeKalb County Community Development Department serves as the Collaborative Applicant for the DeKalb County CoC. The County is a member of the Regional Commission on Homelessness. Also, the County participates in State efforts and meetings related to the Homeless Management Information System (HMIS). The County supports the HMIS initiative and, through an HMIS grant, provides the funding to allow agencies in the County to access HMIS.

AP-12 Participation – 91.105, 91.200(c)

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

The citizen participation process for the 2014 - 2018 Consolidated Plan began in May, 2012 when DeKalb Sustainable Neighborhood Initiative (DSNI), a pilot program that will foster a collaborative, cross-sector, community-based approach to improving the quality of life in DeKalb neighborhoods. Seven neighborhood clusters have been identified for this opportunity based on their eligibility to utilize resources available through the County's HUD funded programs and related federal, state, and local initiatives. The seven areas, based on high school clusters, include: Clarkston, Columbia, Cross Keys, Lithonia, McNair, Stone Mountain, and Towers. The Quality of Life Plan for Cross Keys and McNair areas have been completed.

On September 28, 2012 a Collaborative Forum on Homelessness was held to identify critical needs for homeless population in DeKalb County, create long term objectives, and set priorities. DeKalb County hosted a Affordable Housing Forum On November 30, 2012. The purpose of this meeting was to identify critical affordable housing needs for low to moderate income persons in DeKalb County, create long term objectives, and set priorities.

On April 23, 2013, an agenda for the draft long term objectives were available for review and comment. Board of Commissioners approved the Agenda on May 13, 2013. We presented the Long Term Objectives to all parties who attended the 2014 technical workshop on May 15 related to our 2014 application process.

On May 23, 2013 a public hearing was held to solicit public input for the 2014 – 2018 Consolidated Plan including the 2014 Annual Action Plan. During this meeting citizens were asked to complete a form ranking the priority needs for the Consolidated Plan. Citizens were also asked to provide comments on the program performance and list suggestions for future performance.

The 2015 Annual Action Plan represents the second year of the 2014-2018 Consolidated Plan. On June 12, 2014, a Public Hearing on needs was held in order to solicit updated feedback on community needs. Those citizens' comments are taken into account as we for the specific annual action of the 2015 plan.

The Community Development Advisory County (CDAC) met four times during the planning process. The CDAC meetings provided a forum for discussion, input and recommendations of community development activities.

The participation process is the means by which DeKalb County engages its citizens and allows for their input. The aggregation of citizens comments/input is then taken into account and used to formulate the long term goals of the five year Consolidated Plan. The participation process is also carried out during each consecutive year of the Consolidated Plan and more current input is incorporated into subsequent Annual Action Plans.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
-------------------	-------------------------	---------------------------	---------------------------------------	-------------------------------------	---	----------------------------

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
		<p>OMB Control No: 2506-0117 (exp 07/31/2015)</p>		<p>HUD Consolidated Plan Citizen Participation Meeting - Public Comment, Maloof Auditorium, June 12, 2014 Housing Needs:1.Affordability of the apartment complexes in the Chamblee area is an issue. 2.The City of Brookhaven is working on construction of new apartment complexes between Johnson Ferry and Ashford Dunwoody and they are unaffordable.3.Issue with foreclosures: There is a great need for foreclosure prevention, legal and financial counseling services around housing.4.Would like to thank</p>		<p>Annual Action Plan 2015</p>

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

All 2015 federal funding allocations will be used in a manner which support the three (3) major goals of our Consolidated Plan, which are to provide decent affordable housing, a suitable living environment and expanded economic opportunities to principally benefit low to moderate income persons in DeKalb County.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,744,677	129,077	2,887,921	7,761,675	12,857,481	CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, Public Facilities, Loan-Bond repayment, and Public Services, in accordance with the 2015 Annual Action Plan goals and objectives.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,577,980	235,184	2,472,409	4,285,573	5,550,769	HOME funds will be used for Acquisition, Homebuyer assistance, Homeowner rehab, Multi-family Rental New Construction, Construction for ownership, TBRA, and housing initiatives to leverage NSP funds, in accordance with the 2015 Annual Action Plan goals and objectives.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	412,285	0	0	412,285	1,117,240	Emergency Solutions Grant (ESG) funds will be used for Rapid Re-housing, Street Outreach, Emergency Shelter and Shelter Services, Homeless Prevention, and HMIS activities in accordance with the 2015 Annual Action Plan goals and objectives.

Table 5 - 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

Federal funds used for the purpose of construction, infrastructure, and improvement projects will be leveraged by use of additional private, state, and local funds, where applicable. The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. These are anticipated to be satisfied with a mix of match carryover from prior years as well as other eligible sources. Likewise, Emergency Solutions Grant Program (ESGP) match requirements will be met by using CDBG and County general funds. These funds are matched on a dollar-for-dollar basis.

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

CDBG funding will be used to develop public facilities for public purpose using existing public owned land to benefit low-and moderate-income persons. If CDBG funds are used to acquire private land for public purpose, we will follow CDBG acquisition requirements and procedures to obtain fair market value purchase. In 2015, CDBG funding will be used to complete the construction of DeKalb Fire Station #3 (which is a facility that is on County owned land), begin phase 1 of the possible land aquisition and A&E for Fire Station #7, in the Glenwood Area, provide matching funds for the City of Stone Mountain Streetscape Improvements, and for parking lot expansion for the DeKalb Atlanta Senior Center Parking Lot. Additionally, 2015 CDBG funding will be used to repay the Section 108 Loan which has allowed for the construction of the South DeKalb Senior Center and the Central DeKalb Community/Senior Center, which are also being constructed on county owned land.

Discussion

All projects will for which CDBG, HOME, and ESG funding will be used will be eligible activities and meet necessary National Objective(s).

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1-Rental Housing	2014	2018	Affordable Housing	Countywide	Affordable Rental Housing Units	CDBG: \$30,000 HOME: \$500,000	Rental units constructed: 30 Household Housing Unit
2	Decent Housing Goal#2 Homeownership/Rehabilitation	2014	2018	Affordable Housing Non-Homeless Special Needs	Countywide	Housing-Rehabilitation of Single Family Unit Admin	CDBG: \$216,660	
3	Decent Housing Goal #3 Homeownership	2014	2018	Affordable Housing Non-Homeless Special Needs	Countywide		ESG: \$315,596	Homeowner Housing Rehabilitated: 1 Household Housing Unit
4	Decent Housing Goal #4-Homeownership/Down Payment	2014	2018	Affordable Housing	Countywide	Homebuyer/Homeowner Assistance	HOME: \$240,000	Direct Financial Assistance to Homebuyers: 40 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Decent Housing Goal #5- Homelessness Prevention	2014	2018	Homeless	Countywide	Homelessness Prevention-Continuums of Care	CDBG: \$180,054 ESG: \$336,784	Homelessness Prevention: 2551 Persons Assisted
6	Decent Housing-Goal #6 Rental Housing	2014	2018	Affordable Housing	Countywide		HOME: \$92,000	Rental units constructed: 120 Household Housing Unit Other: 1 Other
7	Suitable Living Environment-Goal #1 Facility	2014	2018	Non-Housing Community Development		Sidewalk, Community Center, and Public Facility	CDBG: \$800,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
8	Suitable Living Environment Goal #2 Infrastructure	2014	2018	Non-Housing Community Development	Urban County - Municipalities		CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Suitable Living Environment Goal #3 Improvement	2014	2018	Non-Housing Community Development	Countywide	Sidewalk, Community Center, and Public Facility	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
10	SLE-Goal #4 Neighborhood Stabilization	2014	2018	Non-Housing Community Development	Countywide	Foreclosure Prevention- Education and Counseling	CDBG: \$42,468	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
11	SLE Goal #5 Support Svc/Seniors, Refugees, Other	2014	2018	Non-Housing Community Development	Countywide	Support Svcs/Seniors, Refugees, and Others	CDBG: \$42,000	Public service activities other than Low/Moderate Income Housing Benefit: 245 Persons Assisted
12	SLE-Goal #6-Foreclosure Prevention and Education	2014	2018	Non-Housing Community Development	Countywide	Foreclosure Prevention- Education and Counseling	CDBG: \$146,605	Public service activities other than Low/Moderate Income Housing Benefit: 1258 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Suitable Living Environment- Goal #7 Youth	2014	2018	Non-Housing Community Development	Countywide	Recreational Based Youth Activities	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
14	Suitable Living Environment Goal #8 Childcare	2014	2018	Non-Housing Community Development	Countywide	Quality Affordable Childcare	CDBG: \$121,000	Public service activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted
15	Suitable Living Environment Goal #9 Capacity	2014	2018	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Candler/McAfee Area	SLE- Capacity Building/Training	CDBG: \$42,468	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
16	Suitable Living Environment Goal #10 Demolition	2014	2018	Non-Housing Community Development	Countywide	SLE-Demolition of Dilapidated Structures	CDBG: \$10,500	Buildings Demolished: 7 Buildings
17	Expanded Economic Opportunities Goal #1 Jobs	2014	2018	Non-Housing Community Development	Countywide	EEO-Job Creation and Micro-Enterprise Assistance	CDBG: \$235,455	Jobs created/retained: 10 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Expanded Economic Development Goal #2 Training	2014	2018	Non-Housing Community Development	Countywide	EEO- Job Training	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
19	Expanded Economic Development Goal #3	2014	2018	Non-Housing Community Development	Countywide	EEO- Job Training EEO -Revitalization of Commercial Corridors	CDBG: \$200,000	Businesses assisted: 6 Businesses Assisted Other: 1 Other
20	Planning and Program Administration	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Administration of HUD Programs	CDBG: \$948,935 HOME: \$157,798 ESG: \$30,921	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing Goal #1-Rental Housing
	Goal Description	Assist in the development of 30 additional rental housing units that are affordable to low-to-moderate income, elderly, and/or special needs households. Use County support and allocated funds to leverage other public and/or private funds to rehabilitate existing substandard units or construct new units that conform to the County's Criteria for Affordable Housing Initiatives.
2	Goal Name	Decent Housing Goal#2 Homeownership/Rehabilitation
	Goal Description	Develop and support affordable housing stock preservation and accessibility by completing basic systems home repair on a total of 40 home units.
3	Goal Name	Decent Housing Goal #3 Homeownership
	Goal Description	Support the development and/or service efforts of at least 1 nonprofit organization that has a mission of providing sustainable, affordable housing for households residing in DeKalb County.
4	Goal Name	Decent Housing Goal #4-Homeownership/Down Payment
	Goal Description	Support efforts to create additional quality affordable homeownership units in the County and increase the number of first-time homebuyers by 40 through the provision of down payment assistance, closing cost assistance and housing counseling services.
5	Goal Name	Decent Housing Goal #5-Homelessness Prevention
	Goal Description	In collaboration with DeKalb County agencies and organizations, Continuums of Care, the Regional Commission on Homelessness and other appropriate organizations, identify and implement housing and supportive services required to house a minimum of 100 homeless or at-risk households during 2015 - 2016.
6	Goal Name	Decent Housing-Goal #6 Rental Housing
	Goal Description	Develop and Implement affordable units and programs that focus on senior citizens, veterans, cost burden households, youth and other special populations.

7	Goal Name	Suitable Living Environment-Goal #1 Facility
	Goal Description	Collaborate with other County departments, Cities within DeKalb County and non-profit agencies to assist with the construction, and/or development/redevelopment of facilities, recreation centers or parks that primarily serve low to moderate income areas, persons, families, and senior citizens.
8	Goal Name	Suitable Living Environment Goal #2 Infrastructure
	Goal Description	Collaborate with the Public Works Department to facilitate infrastructure improvements in low- to moderate-income neighborhoods.
9	Goal Name	Suitable Living Environment Goal #3 Improvement
	Goal Description	Collaborate with the Public Works Department to encourage the development of sidewalks or Greenway under the Active Living Plans/Initiatives that are user friendly for the elderly and physically challenged. Additionally, in areas with a high concentration of low- to moderate-income citizens, provide safety improvements to reduce health disparities.
10	Goal Name	SLE-Goal #4 Neighborhood Stabilization
	Goal Description	Support efforts to stabilize neighborhoods, prevent foreclosures, and address existing foreclosed and abandoned housing units by purchasing and rehabilitating foreclosed properties. Annual goals will be set based on availability of funds.
11	Goal Name	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Goal Description	Collaborate with non-profit agencies to help provide services to approximately 2010 income eligible senior citizens, refugees and other special populations in the areas of housing, transportation and literacy. Collaborate with The "PHLOTEs (students whose Primary Home Language is Other Than English) Initiative stakeholders and the Human Services Division to help implement this goal.
12	Goal Name	SLE-Goal #6-Foreclosure Prevention and Education
	Goal Description	Assist in the efforts to provide training for foreclosure prevention, consumer education and awareness, pre and post purchase homeowner counseling for approximately 300 low to moderate income persons/families annually.

13	Goal Name	Suitable Living Environment-Goal #7 Youth
	Goal Description	Primarily through summer programs, provide opportunities for approximately 300 youth annually to participate in healthy educational activities that are recreationally-based, build self esteem, teach personal financial literacy, enable academic success, and enhance decision making skills.
14	Goal Name	Suitable Living Environment Goal #8 Childcare
	Goal Description	Collaborate with non-profit agencies to provide quality affordable childcare programs throughout DeKalb County.
15	Goal Name	Suitable Living Environment Goal #9 Capacity
	Goal Description	Work with the neighborhoods that completed DeKalb Sustainable Neighborhood Quality Of Life Plans. Assist in the implementation of the plans and provide resources for increasing capacity building of residents.
16	Goal Name	Suitable Living Environment Goal #10 Demolition
	Goal Description	Assist in the demolition of dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed.
17	Goal Name	Expanded Economic Opportunities Goal #1 Jobs
	Goal Description	Collaborate with the Economic Development Department and other stakeholders to assist small businesses with job creation and retention. Tools for assistance may include Revolving Loan Fund Programs, Micro-Enterprise Assistance Programs, Business Incubators and other initiatives.
18	Goal Name	Expanded Economic Development Goal #2 Training
	Goal Description	Encourage low to moderate income individuals to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.

19	Goal Name	Expanded Economic Development Goal #3
	Goal Description	Collaborate with the Development Group and other stakeholders to develop innovative incentives for small businesses, implementing LCI's, reversing deteriorating economic trends in identified neighborhoods, and creating innovative economic redevelopment plans for major corridors in low to moderate income neighborhoods. Priorities will include corridors with existing LCI's and other improvement plans.
20	Goal Name	Planning and Program Administration
	Goal Description	Funds will provide for program planning, implementation, management, monitoring, and evaluation of the CDBG Program, Emergency Shelter Grants Program, and other HUD-funded programs for DeKalb County. If any of the set aside funds are not used for identified purposes, they will be used for general Community Development Department Administration.

Table 7 – Goal Descriptions

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):

Affordable housing will be provided as shown below.

- 30 addition rental units that are affordable to the elderly and/or special needs populations
- First-time homebuyer assistance to 40 households
- Housing for 100 homeless or at-risk households

AP-35 Projects – 91.220(d)

Introduction

Projects listed in the DeKalb County 2014-2018 Consolidated Plan, including the 2015 Annual Action Plan represent those activities which have been selected in order to address the Decent Affordable Housing, Suitable Living Environment, and Economic Opportunity needs of the County. Allocation of funding to these projects has been determined based on overall priority needs of the County.

#	Project Name
1	Fire Station #3
3	Construction of a New Fire Station # 7 Glenwood Phase 1
4	Revitalization of Flowers Park - City of Doraville
5	Oakhurst Medical Centers, Inc.
6	DeKalb/Atlanta Senior Center - Parking Lot Expansion
7	HUD Section 108 Loan Repayment
8	Economic Development/Transit Oriented Initiatives (Kensington)
9	City of Chamblee - Small Business Incubator Initiative
10	Economic Development Brownfield Loan Fund
11	Revolving Loan Fund For Small Business Initiative
12	DeKalb Small Business Incubator Initiatives
13	Africa's Children Fund
14	Atlanta Legal Aid Society, Inc.
15	Atlanta Urban League
16	Center for Pan Asian Community Services, Inc.
17	Drug Court Transitional Housing Program
18	First Step Staffing, Inc.
19	Furniture Bank of Metro Atlanta, Inc.
20	Jerusalem House, Inc.
21	Latin American Association, Inc.
22	Metro Fair Housing Services, Inc.
23	Nicholas House, Inc.
24	Our House, Inc.
25	New American Pathways, Inc.
26	Scottsdale Child Development Center, Inc.
27	The Sheltering Arms, Inc.
28	Homeless Access Point
29	Youth Voucher Set-Aside
30	Implementation of DSNI (Individual Clusters)
31	Tuscany Village Housing Services
32	Special Housing Repair

#	Project Name
33	Community Development Administration
34	HOME Program Administration
35	HOME CHDO Projects
36	HOME CHDO Operating
37	HOME Eligible Projects
38	Breakthru House, Inc.
39	CHRIS Kids, Inc.
40	Clifton Sanctuary Ministries, Inc.
41	Decatur Cooperative Ministries, Inc.
42	New Life Community Ministry, Inc.
43	Oakhurst Recovery Program, Inc.
44	Pathways Community Network, Inc.
45	Safe Haven Transitional, Inc.
46	Salvation Army Peachcrest
47	Salvation Army Red Shield Shelter
48	Shearith Israel Night Shelter for Homeless Women

Table 8 – Project Information

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

In DeKalb County, the largest group with underserved needs is comprised of those individuals and households with incomes at or below 50% AMI. Typically, this population has limited access to affordable housing and lacks employment that supports a sustainable income stream. Barriers that prevent serving this population include the following: large segments of the population possess an inadequate knowledge of budgeting and financial literacy, histories of poor credit, limited financial resources, limited access to job training, life skills education, economic pressures from foreclosures and predatory lending, and the scarcity of standard housing that is affordable to households at or below 50% AMI. The allocation priorities are set (by-and-large) based on the County placing funding in activities and projects that will have the most impact on the County as a whole.

In addressing and overcoming obstacles to underserved needs, the County will take the following actions through the allocation of funding to projects in 2015:

- Continued funding for housing counseling, landlord-tenant and pre-and post-purchase counseling.
- Continued funding for legal services for the representation of those in danger of losing their homes, especially senior citizens.
- Continued efforts with the County's Workforce Development Department to provide job training and employment readiness education, including a new initiative focused on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, while encouraging those facing these occurrences to seek assistance.

- Working with the Metro Atlanta Foreclosure Prevention Task Force and lenders to identify ways to reduce foreclosures and encourage the development of workout plans / modification and refinance plans.
- Continued housing programs targeted to this group: Owner-Occupied Rehab, Down Payment Assistance, Emergency Solutions Grant Program.
- Support for the development of rental housing affordable for at or below 50% AMI.
- Support for agencies that provide supportive services aimed at the aforementioned population.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Fire Station #3
	Target Area	Candler/McAfee Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$300,000
	Description	This activity is to build a new Fire Station to serve Scottdale and the surrounding Avondale Estates communities. Based on the service areas defined by the DeKalb County Fire and Rescue Department Fire Station #3 has a greater than 51% low-moderate income service area. This project will meet the National Objective of benefiting low-mod area 570.280(a)(1). This is an area benefit activity.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Based on the census tract data, this facility will serve a population of approximately 15,000 citizens.
	Location Description	Scottdale and Avondale Estates
	Planned Activities	We will work with the infrastructure group to complete Fire Station #3. If additional funds are needed we will utilize approved residual Section 108 loan funds.

2	Project Name	Construction of a New Fire Staion # 7 Glenwood Phase 1
	Target Area	Scottdale Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$100,000
	Description	The purpose of this activity is to assist in the construction of a Fire Station with a low-mod income service area of 51% low-mod income. Phase one of this project will be for the Architectural Engineering and/or land acquisition necessary to build a new fire station to service the Glenwood Road/ Candler-McAfee Communities of DeKalb County.
	Target Date	12/31/0015
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of individuals that will benefit from the proposed activity is approximately 17,000 citizens.
	Location Description	Scottdale Target Area
	Planned Activities	We will work with the infrastructure group to develop Fire Station #7. The County will go through an RFP process for the Architectural Engineering services.
3	Project Name	Revitalization of Flowers Park - City of Doraville
	Target Area	Buford Highway Area (Chamblee and Doraville)
	Goals Supported	Suitable Living Environment Goal #2 Infrastructure
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$330,000
	Description	Revitalize Flowers Park in the City of Doraville.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Based on Census tract Data, the revitalization of this park will serve approximately 800 low-to-moderate individuals who are in direct proximity to the park.
	Location Description	Flowers Park - City of Doraville
	Planned Activities	Sidewalk, landscaping, and replacement of park equipment in the renovation of this park.
4	Project Name	Oakhurst Medical Centers, Inc.
	Target Area	Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$200,000
	Description	Community Development will assist this non-profit organization by providing much needed facility improvements. These improvements will assist them in addressing additional health services needed in the low-moderate income community in which they serve.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 additional clients will be served after the completion of this project.
	Location Description	Memorial Drive and Candler Road Locations
Planned Activities	The improvements will include the installation of 2 dental chairs at the Memorial Drive location and the repair of the security door at the Candler Road location.	

5	Project Name	DeKalb/Atlanta Senior Center - Parking Lot Expansion
	Target Area	Candler/McAfee Area
	Goals Supported	Suitable Living Environment Goal #3 Improvement
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$55,000
	Description	Parking lot expansion for a Senior Center facility. This project meets the National Objective of benefiting low- and moderate-income persons 570.208(a)(2)
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will expand the available parking for seniors by approximately 20%.
	Location Description	The location of the project is: 25 Warren Street, S.E., Atlanta
	Planned Activities	Parking lot expansion to be completed.
6	Project Name	HUD Section 108 Loan Repayment
	Target Area	Countywide
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility

	Funding	CDBG: \$800,000
	Description	Estimated annual loan repayment of the Section 108 Loan Program is \$800,000
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	The Centers provide an aggregate amount of beneficiaries totaling approximately 3000.
	Location Description	The Location of the Centers are in the North DeKalb, South DeKalb, and Central DeKalb Geographies.
	Planned Activities	This is the fifth year of the 20 year loan repayment.
7	Project Name	Economic Development/Transit Oriented Initiatives (Kensington)
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	Suitable Living Environment Goal #2 Infrastructure
	Needs Addressed	EEO -Revitalization of Commercial Corridors
	Funding	CDBG: \$200,000
	Description	This is a catalyst project for the Memorial Park project as a ssociated with the Kensington MARTA Station and the Kensington LCI Economic Plan.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Memorial Drive; Directly accross from the Kensington MARTA Station.

	Planned Activities	Community Development will assist with the development of plans to help spur the adopted Kensington LCI Economic Strategic Plan. The Memorial Park development will be supplemented by a proposed pedestrian bridge that will link the park to the Kensington MARTA Station.
8	Project Name	City of Chamblee - Small Business Incubator Initiative
	Target Area	Buford Highway Area (Chamblee and Doraville)
	Goals Supported	Expanded Economic Opportunities Goal #1 Jobs
	Needs Addressed	EEO-Job Creation and Micro-Enterprise Assistance
	Funding	CDBG: \$125,000
	Description	The Art Micro-Enterprise project is an unique economic revitalization partnership effort between DeKalb County and the Downtown Development Authority of Chamblee to establish a critical mass of creative services and products. This project will meet the national objective of creating/retaining jobs available for low- and moderate -income persons LMJ 570.208 (a) (4) or LMC 570.208 (a) (2), for direct assistance to t low-and moderate income persons.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This activity will help to create jobs and micro-enterprise training.
	Location Description	This activity will take place in the City of Chamblee
	Planned Activities	To help small businesses receive technical assistance or be referred to other agencies in DeKalb County that provide services in micro-enterprise training, job training, miro-loans or business incubation. The small business incubator will be designed to assist in promoting the Arts in Chamblee as awell as other local small business ventures and entrepreneurship.
9	Project Name	Economic Development Brownfield Loan Fund
	Target Area	Buford Highway Area (Chamblee and Doraville)

	Goals Supported	Expanded Economic Development Goal #3
	Needs Addressed	EEO -Revitalization of Commercial Corridors
	Funding	CDBG: \$500,000
	Description	In order to aid in the rapid redevelopment of the 300 acre GM site located in Doraville, the County working with the developer/owner to help address the brownfield.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Buford Highway (Chamblee/Doraville)
	Planned Activities	The Community Development Department will provide funding to assist in brownfield clean-up at the former General Motors plant site in order to spur future Economic Development.
10	Project Name	Revolving Loan Fund For Small Business Initiative
	Target Area	Countywide
	Goals Supported	Expanded Economic Development Goal #3
	Needs Addressed	EEO-Job Creation and Micro-Enterprise Assistance
	Funding	CDBG: \$100,000
	Description	Economic Development Revolving Loan Program. This project will meet the national objective of creating/retaining jobs available for low- and moderate-income persons 570.208(a)(4)).
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Community Development will provide funding to support efforts for Micro-enterprise loan and job training programs to benefit small businesses in DeKalb County.
11	Project Name	DeKalb Small Business Incubator Initiatives
	Target Area	Countywide
	Goals Supported	Expanded Economic Opportunities Goal #1 Jobs
	Needs Addressed	EEO-Job Creation and Micro-Enterprise Assistance
	Funding	CDBG: \$100,000
	Description	Funding will be used to support the incubation of small business in the County. This project will meet the national objective of creating/retaining jobs available for low- and moderate-income persons 570.208(a)(4)).
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Community Development will provide funding to support the incubation of small businesses in the County in order to create and retain jobs available for low-and moderate income persons.
12	Project Name	Africa's Children Fund

	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$23,000
	Description	ACF will provide case management, including assessment and referral, to ensure that homeless and underserved households in DeKalb County receive the services required to become self-sufficient and avoid incidences of homelessness. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 120 individuals will benefit from this activity.
	Location Description	Countywide
	Planned Activities	Homelessness prevention activities.
13	Project Name	Atlanta Legal Aid Society, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$60,000

	Description	Atlanta Legal Aid Society, Inc. provides legal counsel to alleged victims of loan fraud, predatory lending and mortgage abuse. They provide homeowners education workshops and sessions to help prevent predatory lending and foreclosure issues for consumers, including the awareness of the various lending scams and actions they can take to protect their home. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 individuals will benefit from this project.
	Location Description	This activity will impact citizens across the County.
	Planned Activities	Atlanta Legal Aid Society, Inc. provides legal counsel to alleged victims of loan fraud, predatory lending and mortgage abuse. They provide homeowners education workshops and sessions to help prevent predatory lending and foreclosure issues for consumers, including the awareness of the various lending scams and actions they can take to protect their home.
14	Project Name	Atlanta Urban League
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$23,000
	Description	Agency will provide housing counseling, foreclosure prevention and homeownership education. This project will meet the national objective of benefitting low- and moderate-income clientele LMC 570.208(a)(2).
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 individuals will benefit from this activity.
	Location Description	Countywide
	Planned Activities	Agency will provide housing counseling, foreclosure prevention and homeownership education.
15	Project Name	Center for Pan Asian Community Services, Inc.
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$23,000
	Description	The Center for Pan Asian Community Services, Inc. offers a Home Education and Loss Prevention program that will help homeowners avoid foreclosures by providing prevention counseling. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208 (a) (2).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 individuals will benefit from this activity.
	Location Description	Countywide
	Planned Activities	The Center for Pan Asian Community Services, Inc. offers a Home Education and Loss Prevention program that will help homeowners avoid foreclosures by providing prevention counseling.
16	Project Name	Drug Court Transitional Housing Program
	Target Area	Countywide

	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$54,116
	Description	The DeKalb County Drug Court is a judicially supervised drug treatment/alternative sentencing program offered to non-violent felony level offenders whose criminal behavior was driven by drug addiction. Its focus is to get those deemed eligible for the program into long-term treatment with transitional housing and supportive services in lieu of incarceration. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28 individuals will benefit.
	Location Description	Countywide
	Planned Activities	The DeKalb County Drug Court is a judicially supervised drug treatment/alternative sentencing program offered to non-violent felony level offenders whose criminal behavior was driven by drug addiction. Its focus is to get those deemed eligible for the program into long-term treatment with transitional housing and supportive services in lieu of incarceration.
17	Project Name	First Step Staffing, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$20,000

	Description	The agency offers persons homeless persons assistance in getting access to SSI benefits and securing employment, along with supportive services such as uniforms,tools, transportation, and counseling. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 people will benefit from this services
	Location Description	Countywide
	Planned Activities	The agency offers persons homeless persons assistance in getting access to SSI benefits and securing employment, along with supportive services such as uniforms,tools, transportation, and counseling.
18	Project Name	Furniture Bank of Metro Atlanta, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$15,500
	Description	This agency will provide household furniture to people in need within DeKalb County. The majority of the clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 individuals will benefit.
	Location Description	Countywide
	Planned Activities	This agency will provide household furniture to people in need within DeKalb County. The majority of the clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence.
19	Project Name	Jerusalem House, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$30,000
	Description	The primary purpose of this project is to help persons with HIV/AIDS. The services provides the opportunity for clients to live in a home-like atmosphere. The agency has a capacity for 23 persons. Services are available by referrals on a metro-wide basis. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 23 individuals will benefit.
	Location Description	Countywide
	Planned Activities	The primary purpose of this project is to help persons with HIV/AIDS. The services provides the opportunity for clients to live in a home-like atmosphere. The agency has a capacity for 23 persons. Services are available by referrals on a metro-wide basis.

20	Project Name	Latin American Association, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$23,000
	Description	The primary purpose of this project is to help the homeless. This agency provides services primarily to Hispanic residents who are homeless or at risk of being homeless. Services include housing referrals, employment assistance, and counseling. Services are provided through referrals from United Way agencies and walk-ins on a metro-wide basis. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 individuals will benefit from this activity.
	Location Description	Countywide
	Planned Activities	The primary purpose of this project is to help the homeless. This agency provides services primarily to Hispanic residents who are homeless or at risk of being homeless. Services include housing referrals, employment assistance, and counseling. Services are provided through referrals from United Way agencies and walk-ins on a metro-wide basis.
21	Project Name	Metro Fair Housing Services, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others

	Funding	CDBG: \$40,605
	Description	This agency provides fair housing services by helping all persons to understand their rights and responsibilities under Title VII of the Fair Housing Act which prohibits housing discrimination on the basis of race, color, national origin, sex religion, familial and handicap status. They investigate tenant/landlord and fair housing complaints and provide fair housing education. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 cases are anticipated to be generated as a result of Metro Fair Housing Services' intake process.
	Location Description	Countywide
	Planned Activities	This agency provides fair housing services by helping all persons to understand their rights and responsibilities under Title VII of the Fair Housing Act which prohibits housing discrimination on the basis of race, color, national origin, sex religion, familial and handicap status. They investigate tenant/landlord and fair housing complaints and provide fair housing education.
22	Project Name	Nicholas House, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$25,000
	Description	Nicholas House will provide rental assistance and casem manangement to at risk and homeless households. If adequate HOME funds are available, the County will allocate funds for TBRA and the CDBG funds will be provided to Nicholas House, Inc. for the administration of the TBRA program. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will benefit from TBRA assistance.
	Location Description	Countywide
	Planned Activities	Nicholas House will provide rental assistance and casem management to at risk and homeless households. If adequate HOME funds are available, the County will allocate funds for TBRA and the CDBG funds will be provided to Nicholas House, Inc. for the administration of the TBRA program.
23	Project Name	Our House, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$75,000
	Description	This agency provides comprehensive childcare and supportive services to homeless families to help expedite their transition from homelessness. The primary purpose of this project is to help the homeless. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 individuals will benefit.
	Location Description	Countywide

	Planned Activities	This agency provides comprehensive childcare and supportive services to homeless families to help expedite their transition from homelessness. The primary purpose of this project is to help the homeless.
24	Project Name	New American Pathways, Inc.
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others
	Funding	CDBG: \$23,000
	Description	This agency provides a variety of services to the refugee population of DeKalb County, particularly in the areas of women's support and employment, youth programs, family violence prevention, and education. CDBG funds will be used to support a program that will provide financial literacy education and follow-up counseling to refugee women. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 individuals will benefit from this activity.
	Location Description	Memorial Drive and Clarkston Areas, primarily.
	Planned Activities	This agency provides a variety of services to the refugee population of DeKalb County, particularly in the areas of women's support and employment, youth programs, family violence prevention, and education. CDBG funds will be used to support a program that will provide financial literacy education and follow-up counseling to refugee women.
25	Project Name	Scottdale Child Development Center, Inc.
	Target Area	Scottdale Area

	Goals Supported	Suitable Living Environment Goal #8 Childcare
	Needs Addressed	Quality Affordable Childcare
	Funding	CDBG: \$23,000
	Description	Scottsdale Child Development & Family Resource Center provides year-round day care center that will serve approximately 100 children ages six months to five years. Clients access this program through referrals from community members and agencies within and outside the community. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 families/individuals will benefit from this activity.
	Location Description	This activity will take place in and support primarily families in the Scottsdale area.
	Planned Activities	Scottsdale Child Development & Family Resource Center provides year-round day care center that will serve approximately 100 children ages six months to five years. Clients access this program through referrals from community members and agencies within and outside the community.
26	Project Name	The Sheltering Arms, Inc.
	Target Area	Countywide
	Goals Supported	Suitable Living Environment Goal #8 Childcare
	Needs Addressed	Quality Affordable Childcare
	Funding	CDBG: \$23,000

	Description	Sheltering Arms provides year-round day care center that will serve approximately 250 children ages six months to five years old. Clients access this program through referrals from community members and agencies within and outside the county. This project will meet the national objective of benefiting low and moderate income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 children will gain benefit from this activity.
	Location Description	Countywide
	Planned Activities	Sheltering Arms provides year-round day care center that will serve approximately 250 children ages six months to five years old. Clients access this program through referrals from community members and agencies within and outside the county.
27	Project Name	Homeless Access Point
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$24,938
	Description	Provide intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless. This activity is a critical component of the DeKalb Continuum of Care Centralized Access Model. This project will meet the national objective of benefiting low and moderate income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 individuals or households will benefit from this activity.
	Location Description	Countywide
	Planned Activities	The Homeless Access Point activity will provide intensive case management for the usually difficult cases involving households or individuals who are homeless or at risk of homelessness.
28	Project Name	Youth Voucher Set-Aside
	Target Area	Countywide
	Goals Supported	Suitable Living Environment-Goal #7 Youth
	Needs Addressed	Recreational Based Youth Activities
	Funding	CDBG: \$100,000
	Description	The Youth Vouchers program allows children who live in low to moderate income homes the opportunity to participate in summer programming. Funds will be used to provide the opportunity for children from low-to moderate-income families to have meaningful summer experiences. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 youth will benefit from this activity.
	Location Description	Countywide

	Planned Activities	The Youth Vouchers program allows children who live in low to moderate income homes the opportunity to participate in summer programming. Funds will be used to provide the opportunity for children from low-to moderate-income families to have meaningful summer experiences.
29	Project Name	Implementation of DSNI (Individual Clusters)
	Target Area	Buford Highway Area (Chamblee and Doraville) Candler/McAfee Area
	Goals Supported	SLE-Goal #4 Neighborhood Stabilization
	Needs Addressed	SLE- Capacity Building/Training
	Funding	CDBG: \$42,468
	Description	The DeKalb Sustainable Neighborhoods Initiative (DSNI) is a community based initiative to improve the quality of life in DeKalb County neighborhoods through the development of Quality of Life (QOL) plans. The Initiative is supported by funding from the U.S. Department of Housing and Urban Development as well as other federal, state, and local agencies. The DeKalb County Department of Human and Community Development will oversee the program and other County departments and agencies will assist in this effort, along with a wide range of local partners drawn from the private, nonprofit, and faith sectors. The Emory University Office of University-Community Partnerships will provide technical assistance, training, and capacity building in support of this effort. This project will meet the national objective of benefiting low- and moderate-income areas 570.208(a) (1)). This is an AREA BENEFIT activity.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Based on census tract data, approximately 5,000 individuals will have access to activities associated with these initiatives. This is an AREA BENEFIT activity.
	Location Description	This activity will impact four identified neighborhood clusters that fall within the Buford Highway and Candler/McAfee areas.

	Planned Activities	The DeKalb Sustainable Neighborhoods Initiative (DSNI) is a community based initiative to improve the “quality of life” in DeKalb County neighborhoods through the development of Quality of Life (QOL) plans.
30	Project Name	Tuscany Village Housing Services
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	Decent Housing-Goal #6 Rental Housing
	Needs Addressed	Affordable Rental Housing Units
	Funding	CDBG: \$30,000
	Description	While adhering to the approved process for committing HOME funds to multi-family projects in 2007, DeKalb committed \$310,000 to the Tuscany Village Apartments project as part of the its tax credit application. We later determined that a better funding approach was to use CDBG funding for the housing services portion of the project and HOME funds for the development of units. The County amended its commitment agreement and authorized the use of CDBG funds not to exceed \$30,000 per year (totaling \$300,000 for years 2009 thru 2018 toward housing services) and HOME funds (with a one-time commitment of \$10,000) for unit development. CDBG funds will be used to provide housing services under 570.202(b)(9) at Tuscany Village Apartments. This project meets the National Objective of benefiting low- and moderate-income households (LMH-570.208(a)(3)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	144 Units
	Location Description	Tuscany Village Apartments.
	Planned Activities	CDBG funds will be used to provide housing services under 570.202(b)(9) at Tuscany Village Apartments.
31	Project Name	Special Housing Repair
	Target Area	Countywide

	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation Suitable Living Environment Goal #10 Demolition
	Needs Addressed	Housing-Rehabilitation of Single Family Unit Admin SLE-Demolition of Dilapidated Structures
	Funding	CDBG: \$216,660
	Description	Funding will be used for direct implementation of a number of housing initiatives of the County with the owner occupied Special Purpose Home Repair Program being the primary one. As a function of the Implementation of housing services, the County will also utilize funding for the removal of dilapidated structures (Demolition). These services will be provided during the FY15 cycle using 2015 CDBG funds. Prior year CDBG funds will be totally expended before FY15 funding is used. It is anticipated that program income may also be used. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(3)).
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	In addition to funding for the implementation services staffing cost, we anticipate approximately 40 families/households will benefit from the owner occupied Special Purpose Home Repair Program and we anticipate the demolition of 7 dilapidated structures.
	Location Description	Countywide
	Planned Activities	In addition to funding for the implementation services staffing cost, we anticipate approximately 40 families/households will benefit from the owner occupied special purpose home repair program and we anticipate the demolition of 7 dilapidated structures.
32	Project Name	Community Development Administration
	Target Area	Countywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration of HUD Programs

	Funding	CDBG: \$948,935
	Description	Funds will provide for program planning, implementation, management, monitoring, and evaluation of the CDBG Program, Emergency Shelter Grants Program, and other HUD-funded programs for DeKalb County. If any of the set aside funds are not used for identified purposes, they will be used for general Community Development Department Administration. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)).
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Countywide
	Planned Activities	Funds will provide for program planning, implementation, management, monitoring, and evaluation of the CDBG Program, Emergency Shelter Grants Program, and other HUD-funded programs for DeKalb County. If any of the set aside funds are not used for identified purposes, they will be used for general Community Development Department Administration.
33	Project Name	HOME Program Administration
	Target Area	Countywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration of HUD Programs
	Funding	HOME: \$157,798
	Description	HUD automatically commits 10% from each HOME grant for administration of HOME-eligible activities. The anticipated HOME administration funds will be used for direct administration and implementation services provided by Community Development and Housing Authority staff for all HOME-funded affordable housing activities.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	HUD automatically commits 10% from each HOME grant for administration of HOME-eligible activities. The anticipated HOME administration funds will be used for direct administration and implementation services provided by Community Development and Housing Authority staff for all HOME-funded affordable housing activities.
34	Project Name	HOME CHDO Projects
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	Housing-Rehabilitation of Single Family Unit Admin
	Funding	HOME: \$236,697
	Description	HUD regulations require an annual 15% set-aside of the total HOME grant to be used by Community Housing Development organizations (CHDOs) to support their activities involving the development, sponsorship, and/or ownership of affordable housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that through CHDO activities, approximately 6 families will benefit from the purchase of formerly foreclosed upon homes that have been rehabilitated.
	Location Description	Countywide

	Planned Activities	The County's CHDO contract requires each entity to acquire and rehabilitate foreclosed properties within DeKalb County with the funds. This requirement will augment the County's ability to satisfy the affordable housing needs of low-income, working families in the County, while helping to stabilize neighborhoods impacted by the foreclosure crisis.
35	Project Name	HOME CHDO Operating
	Target Area	Countywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration of HUD Programs
	Funding	HOME: \$78,899
	Description	Funds will be made available to CHDOs certified by the County to assist with their general administrative expenses as they seek to carry out affordable housing development activities under the HOME Program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
Planned Activities	Support the development service efforts of at least 5 non-profit organizations that have a mission of providing sustainable affordable housing for households residing in DeKalb. The County will also seek to add an additional CHDO organization each year.	
36	Project Name	HOME Eligible Projects
	Target Area	Countywide

Goals Supported	<p>Decent Housing Goal #1-Rental Housing Decent Housing Goal#2 Homeownership/Rehabilitation Decent Housing Goal #3 Homeownership Decent Housing Goal #4-Homeownership/Down Payment Decent Housing Goal #5-Homelessness Prevention Decent Housing-Goal #6 Rental Housing</p>
Needs Addressed	<p>Foreclosure Prevention-Education and Counseling Homebuyer/Homeowner Assistance Affordable Rental Housing Units Homelessness Prevention-Continuums of Care Housing-Rehabilitation of Single Family Unit Admin</p>
Funding	HOME: \$1,104,586
Description	<p>This activity is administered by DeKalb County in partnership with the DeKalb Housing Authority for the purpose of developing affordable housing alternatives for low- and moderate-income households. Affordable housing units will be developed and preserved with the use of HOME funds, prior year carry-over HOME funds, and program income anticipated for receipt during the fiscal year. The primary program will be the owner-occupied special purpose home repair program, for which CDBG funding will also be used. Other potential uses of these funds will include multi-family rehab and new construction, acquisition (including homebuyer assistance), single-family repair and new construction (for rental or ownership), tenant-based rental assistance (TBRA), or any other activity eligible under HOME regulations. Targeted populations TBRA Program is being undertaken to serve special needs participants in self-sufficiency programs to address their unmet housing needs due to a gap in benefits and services available to these individuals. These populations initially include Drug Court participants, youths aging out of foster care, and families with children living in extended stay motels. Other special needs populations also facing homelessness or living in substandard housing as a result of a gap in benefits and services may be added to this program. Units developed with these funds would be used as transitional housing for up to two years for these populations. All HOME program income will be placed in the Local HOME Trust Account and used for additional eligible activities.</p>

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 300 families will benefit from these activities.
	Location Description	Countywide
	Planned Activities	This activity is administered by DeKalb County in partnership with the DeKalb Housing Authority for the purpose of developing affordable housing alternatives for low- and moderate-income households. Affordable housing units will be developed and preserved with the use of HOME funds, prior year carry-over HOME funds, and program income anticipated for receipt during the fiscal year. The primary program will be the owner-occupied special purpose home repair program, for which CDBG funding will also be used. Other potential uses of these funds will include multi-family rehab and new construction, acquisition (including homebuyer assistance), single-family repair and new construction (for rental or ownership), tenant-based rental assistance (TBRA), or any other activity eligible under HOME regulations.
37	Project Name	Breakthru House, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$13,000
	Description	Breakthru House, Inc. is a long-term residential treatment center for women recovering from drug and alcohol addiction with a capacity to serve 18 women. Clients can stay in the program for up to a year and a half, receiving food, housing, clothing, therapy and counseling. The program provides a structured, drug-free environment in which residents can experience physical, mental, emotional and spiritual recovery.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 individuals will benefit from this activity
	Location Description	Countywide
	Planned Activities	Breakthru House, Inc. is a long-term residential treatment center for women recovering from drug and alcohol addiction with a capacity to serve 18 women. Clients can stay in the program for up to a year and a half, receiving food, housing, clothing, therapy and counseling.
38	Project Name	CHRIS Kids, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$10,000
	Description	CHRIS Kids operates eight residential group homes for children/youth ages 6-18; an independent living program for homeless youth and youth exiting foster care ages 17-21; the Transition Z Program, an independent living program for homeless Gay, Lesbian, Bisexual, Transgender and Questioning (GLBTQ) youth ages 17-21; the Keeping Families Together Program, a community-based in-home prevention and aftercare program for low-income families; the CHRIS Counseling Center, providing counseling services to the entire community, and Camp CHRIS, a no-eject summer camp for children and youth ages 5-16 with emotional and behavioral problems. CHRIS Kids will use ESGP funds to provide housing and supportive services for homeless GLBTQ youth and youth exiting foster care ages 17-21.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 individuals will benefit from this activity.
	Location Description	Countywide
	Planned Activities	CHRIS Kids will use ESGP funds to provide housing and supportive services for homeless GLBTQ youth and youth exiting foster care ages 17-21.
39	Project Name	Clifton Sanctuary Ministries, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$9,300
	Description	Clifton Sanctuary Ministries includes the "Night Hospitality" emergency shelter located at 369 Connecticut Avenue, NE and Joe's Place, a transitional house facility located at 353 Ivy Place. The emergency shelter houses 30 men with meals, showers, laundry facilities, and a clothes closet. Case management and referrals to aid guests in meeting individual needs are also provided. Joes Place provides transitional housing and support services for homeless men from the Night Hospitality Shelter who are ready to move toward independent living. The facility will accommodate nine men. There are five bedrooms with nine bed spaces. The facility is open year round. ESG funds will be used to support emergency shelter operations.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 15 individuals will benefit from this activity.

	Location Description	Countywide
	Planned Activities	ESG funds will be used to support emergency shelter operations.
40	Project Name	Decatur Cooperative Ministries, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$162,363
	Description	Established in 1969, Decatur Cooperative Ministry is a faith-based nonprofit providing a continuum of services to homeless and at-risk families. Its programs include Hagars House Emergency Shelter, Family Transitional Housing, and Project Take Charge. Project Take Charge is a homelessness prevention program providing financial assistance and food to DeKalb residents in imminent danger of homelessness and loss of utilities. Financial management sessions are mandatory for everyone who receives financial assistance. ESG funds will be used for emergency shelter, homelessness prevention, and rapid rehousing services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that 125 individuals will be assisted by this activity.
	Location Description	Countywide
	Planned Activities	ESG funds will be used for emergency shelter, homelessness prevention, and rapid rehousing services.
41	Project Name	New Life Community Ministry, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care

	Funding	ESG: \$12,300
	Description	New Life Community Ministry, Inc. will provide homelessness prevention activities to assist persons that are at risk of homelessness or are homeless in DeKalb County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 15 persons will be assisted by this activity.
	Location Description	Countywide
	Planned Activities	New Life Community Ministry, Inc. will provide homelessness prevention activities to assist persons that are at risk of homelessness or are homeless in DeKalb County.
42	Project Name	Oakhurst Recovery Program, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$10,250
	Description	The Oakhurst Recovery Program provides a long-term residence (10-12 months) to homeless men in substance abuse recovery. The supportive services are directed toward helping the men achieve self sufficiency through counseling, job searching, medical health assistance and other services necessary to achieve their goals. ESG funds will be used to support shelter operations.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 20 individuals will be assisted by this activity.
	Location Description	Countywide
	Planned Activities	The Oakhurst Recovery Program provides a long-term residence (10-12 months) to homeless men in substance abuse recovery. The supportive services are directed toward helping the men achieve self sufficiency through counseling, job searching, medical health assistance and other services necessary to achieve their goals. ESG funds will be used to support shelter operations.
43	Project Name	Pathways Community Network, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention Planning and Program Administration
	Needs Addressed	Administration of HUD Programs
	Funding	ESG: \$19,580
	Description	Pathways operates the Homeless Management Information System (HMIS) that is shared by DeKalb and other Georgia counties, connecting more than 300 human services organizations and helping them to coordinate care for nearly 100,000 people per year. Demographic and statistical information generated by the Pathways HMIS helps agencies evaluate their services, and provides the community with objective data on the depth and nature of poverty and homelessness. ESG funds will be used to support administrative costs associated with HMIS data collection and reporting.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Pathways operates the Homeless Management Information System (HMIS) that is shared by DeKalb and other Georgia counties, connecting more than 300 human services organizations and helping them to coordinate care for nearly 100,000 people per year. Demographic and statistical information generated by the Pathways HMIS helps agencies evaluate their services, and provides the community with objective data on the depth and nature of poverty and homelessness.
44	Project Name	Safe Haven Transitional, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$13,300
	Description	Safe Haven Transitional Inc. is a program that provides transitional and emergency housing and supportive services to women and their children who are victimized and homeless due to domestic violence. The facilities operate year round, 24 hours per day. The maximum capacity of the facilities is 35 women and children. Supportive services include: Longer term Housing (2 step program 6 to 18 months), Support /Mentoring Groups, Legal Advocacy, Individual Counseling, Nutrition and Parenting Classes, Childrens Intervention Program, One-on-One Sessions, Childcare assistance, Employment assistance, Anger Management/Conflict Resolution training, Educational Tutoring, Referral Services. The program provides the women with many tools that will assist and strengthen them in making the transition back into society as healthy, interdependent persons. ESG funds are used for shelter operations.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 35 individuals will benefit from this activity.
	Location Description	Countywide
	Planned Activities	ESG funds are used for shelter operations.
45	Project Name	Salvation Army Peachcrest
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$33,000
	Description	The Salvation Army Red Shield Services provides Homelessness Prevention and Emergency Shelter services for homeless individuals and families in DeKalb County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 35 individual will benefit from this project.
	Location Description	Countywide
	Planned Activities	ESGP funding will be used for homelessness prevention and emergency shelter (Hotel-Motel).
46	Project Name	Salvation Army Red Shield Shelter
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention

	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$89,271
	Description	The Salvation Army Red Shield Services provides Rapid Rehousing and Emergency Shelter services for homeless individuals and families in DeKalb County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 40 individuals will benefit from this activity.
	Location Description	Countywide
	Planned Activities	ESGP funding will be used for Rapid Re-housing and emergency shelter operation and essential services.
47	Project Name	Shearith Israel Night Shelter for Homeless Women
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$9,000
	Description	This agency provides shelter for women in transition to reduce homelessness in DeKalb County and community-wide. They provide a safe and secure shelter in addition to supportive services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 25 individuals will benefit from this activity.
	Location Description	Countywide

	Planned Activities	ESGP funds will be utilized to offset operational costs.
--	---------------------------	--

AP-50 Geographic Distribution – 91.220(f)

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

Over the next year, the DeKalb County Community Development Department will focus concentrated redevelopment efforts in our priority areas: Candler/McAfee, Buford Highway, Scottdale and Municipalities located in DeKalb County. Projects may be funded based on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors. Emphasis on these areas for five years will allow the County to have a greater impact with its redevelopment efforts. However, this will not prevent the Community Development Department from funding and exploring other projects in the other Targeted Areas and Housing Impact Areas.

The Target Areas are defined as census tracts that are made up of primarily low and moderate-income residents. Some programs are Countywide, such as the Housing Rehabilitation Programs and the Emergency Home Repair Program. However, most projects are within Target Areas. The Community Development Department promotes the creation of an environment, which ensures a desirable quality of life that integrates all elements of the community: physical, social, economic, and spiritual. The Community Development Department also fosters a spirit of unity that encourages and supports community partnerships that provide hope for all people, and encourages the development of attractive quality affordable housing.

DeKalb County has one of the most diverse populations in the southeastern United States. In addition to the Latino and Asian populations that settled here some time ago, a number of refugee population groups are now settling in the County upon entry into the United States. The largest of these groups over the last several years have been from Somalia, Sudan, Afghanistan, Vietnam, Ethiopia, Iran, and Bosnia. Much of this population is concentrated along the Buford Highway Corridor and in the City of Clarkston. Their recent entry into America makes it a challenge to serve this population on a number of fronts, including public schools, job training, and with general assimilation issues. Efforts will be made as much as possible to develop and support programs and projects that serve all these populations.

DeKalb County defines the Minority Concentration as more than 50% of minority population within one census tract. Minority population is defined as population of one or more races other than the population of one race, such as, white alone. The attached spreadsheet print-out displays all the census tracts within DeKalb County in bold fonts that indicate the census tracts that have a minority concentration and 51% low and moderate-income persons. Those census tracts are the focal point for the usage of CDBG funds, especially, public service funds and the housing rehabilitation program.

Geographic Distribution

Target Area	Percentage of Funds
Buford Highway Area (Chamblee and Doraville)	5
Memorial Drive (Clarkston and Stone Mountain)	1
Candler/McAfee Area	9
Scottdale Area	16
Countywide	68
Urban County - Municipalities	1

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The DeKalb County allocates and invests resources throughout the County. The priority communities are: Buford Highway, Memorial Drive (Clarkston and Stone Mountain), the Candler/McAfee area, East Lake, and Scottdale. The majority of low- and moderate-income block groups are located within those priority communities. Municipalities located within the Urban County have also been identified as priority areas, and allocation to these areas are based upon identified needs from each municipality. In an effort to remain flexible and in order to address all areas of need throughout the County, the Countywide target area was created in order to demonstrate efforts and allocation of resources to projects/activities which benefit any eligible DeKalb citizen showing need.

Discussion

There is no additional discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will continue its efforts to develop a workforce housing and either offer affordability incentives or require a percentage of new homeownership units to be made affordable to income-eligible persons. As new projects are considered under rezoning or variance requests, the affordability issue will be evaluated. In addition, overlay zoning districts designed to enhance affordability may be created where it is deemed appropriate and the concept is supported by community residents.

The County will collaborate with CoC agencies to ensure that homeless and at-risk households are appropriately housed and attain stability after housing occurs. The County will initiate special efforts to end veterans homelessness by the end of 2015.

One Year Goals for the Number of Households to be Supported	
Homeless	945
Non-Homeless	133
Special-Needs	342
Total	1,420

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	125
The Production of New Units	24
Rehab of Existing Units	18
Acquisition of Existing Units	6
Total	173

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Through its collaborative meetings with housing officials, developers, and agencies, the County will continue to identify and develop mechanisms to eliminate existing and newly developing barriers to affordable housing. The County will continue to use its entitlement and stimulus funding to partner with for profit and nonprofit developers to generate standard affordable housing in mixed income communities.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of DeKalb County, Georgia (HADC), successfully applied for and was granted approval by HUD to convert all 266 of its public housing units to Rental Assistance Demonstration (RAD) units. With the guidance of HUD, HADC has been able to develop a comprehensive plan to spread the RAD units throughout DeKalb County in up to two (2) rehabilitated projects and four (4) new construction projects.

The Housing Authority of the City of Decatur, Georgia (Decatur Housing Authority or DHA) was established in 1938 with a primary role of building and managing quality affordable housing for low to moderate income families. Over the years, the Housing Authority has expanded its focus to include the revitalization of the Decatur community as a whole through the renewal and redevelopment of substandard housing, as well as improving facilities in the downtown area.

Lithonia Housing Authority (LHA) was formed in the 1940's under the United States Housing Act of 1935. The LHA provides affordable housing assistance to more than 200 families under the Low Rent Public Housing, and the Section 8 Housing Choice Voucher Program. In addition, the LHA (via a public private partnerships) has provided an additional 92 units of affordable housing for handicapped, disabled and low to moderate income families under the Section 42 Low Income Tax Credit Program.

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

The Housing Authority of DeKalb County, Georgia (HADC) will take actions to convert all public housing units to RAD during 2015.

The Housing Authority of the City of Decatur, Georgia will take following actions in 2015. **Allen Wilson Terrace** was a 200 unit public housing development originally built and occupied in 1941 on 7.68 acres in downtown Decatur. Due to the serious deficiencies in the original 1941 design, obsolescence of the utility systems and other factors, the DHA determined that the project required demolition and redevelopment. Despite its worsening physical condition, Allen Wilson Terrace enjoys an exceptional location near downtown Decatur, Georgia with immediate access to public transportation and proximity to shopping, restaurants and churches, as well as, parks, recreation and cultural facilities. The site is within two (2) blocks of Decatur's thriving downtown government, business, and retail district, which includes the Decatur MARTA Rail Station. Extensive employment opportunities exist within a two-mile radius of the site and the Workforce Development Center is one-half mile away. The site is located in census tract 13089225, which had a poverty rate of 22.2%.

After extensive public consultation with the residents of Allen Wilson and the citizens of Decatur, a determination was made to undertake a complete revitalization effort. The revitalization plan calls for the demolition of all existing structures and the construction of 191 mixed-finance rental units, of which

100% will be low income housing tax credit (LIHTC) public housing units, on approximately 4.837 acres of the existing site. This is a three phase affordable housing revitalization effort along Commerce Drive. A fourth phase will be developed on the remaining 2.84 acres along West Trinity Place and will likely include market rate ownership or rental units with a smaller affordable component. DHA, acting through its instrumentality, Preserving Affordable Housing, Inc. (PAH), is the developer and property manager for the revitalization of Allen Wilson Terrace, including both rental and for-sale components.

The LHA does not anticipate any development activities for FY15 due to a lack of funding by the Department of HUD. The goal of the LHA is to develop an additional 50 to 100 units of elderly housing for the aging population within the Lithonia Community. It is anticipated that this goal will be reached via a public/private partnership. In addition, The LHA under the Capital Fund Program provided upgrades and improvements to its public housing program.

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

Housing Authority of DeKalb County

The Resident Advisory Board (RAB) "adequately reflects and represents" the population served by the Authority. HADC invited residents from all of our developments, races and ethnicities, special populations (i.e., youth, disabled, senior), special types of housing, etc. to be a part of the RAB.

The major roles and responsibilities of the Resident Advisory Board are to assist HADC in compiling the Annual and Five Year Plans, to assist HADC with advocating and applying for resources to serve residents and to provide input to HADC Board of Commissioners on various aspects of HADC operations related to residents.

Members of the Resident Advisory Board will select Committee Chair and Co-Chairs who will serve in a voluntary capacity. For the purpose of this board, a committee will consist of residents that meet together to discuss an area of their preference. RAB members can only chair one committee but may co-chair a different committee. Committee Chairs and Co-Chairs will be responsible for planning their own committee meetings which can be held via telephone, email, etc; however, all meeting notes must be provided to the HADC coordinator no later than three days after the meeting is held. The committees are as follows: Community Resources Committee: This committee provides guidance on resources for all families HADC serves. This includes program development, information referrals and community partnerships." Legislative Affairs Committee: This committee addresses public will, proposed changes in laws affecting residents including HUD regulations and Authority local policies.

Decatur Housing Authority

DHA conducts a Quarterly Property Management Meeting with the residents to engage residents in discussions about activities that are ongoing in the community.

The LHA does not have a Home ownership program. The LHA is a small agency (less than 250 units) with

limited funding and resources and does not have the resources to support a on-going home ownership program. However, through its limited resources, LHA works closely with its residents to become self sufficient via:

- Partnerships with social service and home ownership counseling agencies to provide information to residents regarding homeownership opportunities
- By providing one on one counseling with residents with respect to job search and net working and credit counseling. As a result, ten public housing families purchased homes over the past seven years.

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

None of the Housing Authorities in DeKalb County are designated as troubled.

Discussion

Following is a list of the proposed RAD developments from HADC, location of the conversion and unit count:

Tobie Grant Senior On-site 70 RAD Units New Construction

Mountain View Residences Off-site 25 RAD Units New Construction

Tobie Grant Family On-site 40 RAD Units New Construction

*Forrest Heights Off-site 6 RAD Units New Construction

Spring Chase Apartments Off-site up to 59 Unit Rehabilitation (PCNA Required)

*Hills at Fairington Off-site up to 59 Units Rehabilitation (PCNA Waiver will be requested)

*indicates projects NOT owned by HADC and/or any of its affiliates but a Control Agreement will be put in place to control the RAD units.

DHA operates several programs to assist low to moderate income families with quality affordable housing alternatives.

* Assisted Rental Housing - Families pay 30% of adjusted income towards rent and utilities in DHA's apartments located in Decatur. DHA has 274 Public Housing units currently and 289 when Allen Wilson Phase III is completed, In addition, DHA has 111 units of Section 8 Project Based Housing.

* Section 8 Housing Choice Vouchers (HCV) – Families pay 30% of adjusted income for rent and utilities in private rental housing located in the metro area. DHA has 868 vouchers and 280 portables.

* Workforce Housing – DHA and its related non-profit entity, develops, owns, and operates 75 affordable, but not subsidized, apartments.

* Homeownership – DHA has developed and rehabilitated 146 homeownership and condominium units since 2000.

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

Introduction

DeKalb County will use funding provided through ESG, McKinney-Vento Homeless Assistance Grant and CDBG grants to address homeless needs and homelessness prevention in 2015.

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

DeKalb County will work with the CoC to end homelessness among veterans by providing housing for all homeless veterans who are willing to be housed and ensuring 85% of the veterans housed remain stably housed. Additionally, the County will collaborate with CoC agencies to reduce the homeless and at-risk populations.

Through collaborative efforts with various Street Outreach teams such as the (DeKalb Street Outreach Case Manager, St. Joseph's Mobile Outreach, United Way Street Outreach, and the PATH Team), outreach services are provided to identify homeless individuals, assess their needs, and connect them to housing and services.. DeKalb County's Street Outreach Case Manager will provide outreach services and intensive case management services for unusually difficult cases involving homeless or at risk of becoming homeless individuals or families in DeKalb County who are. This case manager will work in coordination with Hope Atlanta Travelers Aid who provides the oversight and management of the outreach service. Hope Atlanta also serves and the contact and referral for the PATH Team. The PATH team's procedures are exemplary of procedures used by all outreach organizations. The PATH team provides outreach and is comprised of case managers, mental health workers, substance abuse counselors, specially trained police officers, and homeless service providers. The PATH team works with housing providers and street outreach workers to engage homeless persons and guide them to appropriate services.

Addressing the emergency shelter and transitional housing needs of homeless persons

DeKalb County will satisfy its goal of providing housing and supportive services for a minimum of 100 homeless or at-risk persons by collaborating with agencies in the Continuum of Care, , mainstream providers, VA, school systems, PHAs, developers, and other appropriate organizations. Information from the 2015 Point-In-Time Count indicates that 48% of the homeless population is comprised of households with children under 18 years of age. Of the homeless households with children, 99% are in emergency shelters or transitional housing. This population tends to be affected most by the transitional homelessness that may occur with residency in emergency shelter. Often families must separate in order to obtain housing. Without services to keep them together, the family unit is

compromised even further. It is therefore incumbent upon DeKalb County to collaborate with all interested parties to increase the number of, and access to, permanent affordable housing units for homeless women with children. A number of options under consideration follow.

In accordance with HUD's guidance, DeKalb County has chosen to focus its housing efforts on rapidly re-housing homeless households, preventing homelessness among the at-risk population, and diverting at-households away from the homelessness system where appropriate. When emergency shelter is the only option, shelter beds are available at Decatur Cooperative Ministry (Women & Children), Salvation Army (Family, men, and women), Chris Kids (Youth), Clifton Sanctuary Ministries (men) and Shereath Israel (women). Travelers Aid and other agencies offer hotel vouchers for short stays until permanent housing can be located.

Transitional housing is available through HOPE Atlanta Travelers Aid, Action Ministries, Initiative for Affordable, United Methodist Children's Home, St. Jude's Recovery, Living Room, Breakthru House, Oakhurst Recovery, and Decatur Cooperative Ministry. The County is working with the CoC to investigate ways to ensure that transitional housing programs work to move clients quickly to permanent housing and serve clients with the greatest housing barriers.

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

One of DeKalb County's major goals is to develop affordable units and implement programs that focus on the chronically homeless, senior citizens, veterans, cost burdened households, youth and other special populations. To satisfy this goal, the County may continue to fund the Tenant Based Rental Assistance Program (TBRA) using HOME funds. The TBRA Program provides supportive housing through time limited funds for rental and utility subsidies combined with supportive services, and an accountability-based system to assist homeless and at-risk families to identify and address the root causes of their homelessness or situation. The program will rapidly transitions families out of emergency shelters, hotel, transitional housing programs or other at-risk living situations, and help the household obtain and maintain permanent independent housing. Through its Drug Court, the County provides rental assistance to individuals who have been mandated to participate in the Drug Court Treatment Diversion Program.

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.

DeKalb County through the implementation of the strategic plan goals will help low-income individuals and families being discharged from a system of care by collaborating with and providing funding to local agencies and organizations within the Continuum of Care. The stakeholders and collaborating agencies responsible for ensuring that persons being discharged from a system of care are not discharged into homelessness include the Georgia Departments of Behavioral Health and Juvenile Justice, the DeKalb Community Service Board, the DeKalb County Department of Family and Children Services, and the DeKalb County Court Systems.

When a youth in care reaches the age of 18 and is unable to transition to independent living or be reunited with family, the youth has the option to sign Consent to remain in Foster Care. This consent allows the youth to stay in the Foster Care system until they are able to live independently or until they reach age 24. In DeKalb County, Emergency Solutions Grant Program (ESG) funding is awarded to CHRIS Kids, the housing and service provider that specifically target this population. The Continuum of Care, in collaboration with the Department of Children and Family Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and others, seek to identify and create new resources for this population.

Locally, the Continuity of Care Transition Planning Guidance is provided to all state mental health hospitals. The hospitals are asked to develop a Transition Plan for all individuals being discharged, which addresses housing, residential support, outpatient treatment, case management service, access to prescription medications, socialization and recreation, family support and education, rehabilitation, transitional employment, follow-up medical care and transportation. In addition, the hospitals provide Case Expeditors who work with consumers who have support needs that warrant additional resources. Hospital staff also conducts assessments with consumers in order to identify those individuals that are at risk of readmission, including whether or not they have been or will be homeless. The hospital staff, in partnership with community-based providers, identifies services that will address these needs and determine how services will be made available. In addition, the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) and the United Way Regional Commission continue to meet to discuss the impact of the 2010 Department of Justice consent decree and address the transitional housing planning that will be necessary to prepare for the chronically homeless persons leaving state mental hospitals by the terms of the settlement agreement.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

The following describes the actions that will take place during the next year to remove barriers to affordable housing and provide the necessary resources.

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

Through its collaborative meetings with housing officials, developers, and agencies, the County continues to identify and develop mechanisms to eliminate existing and newly developing barriers to affordable housing. The County will continue to review a recommended zoning ordinance in order to modernize its 1999 zoning ordinance and bring it in line with current trends and building standards. When enacted, the new ordinance will assist low income individuals and developers by providing incentives for developments in proximity to transportation hubs and activity centers, improve building standards, allow higher density dwellings in some areas, and allowing new uses (senior housing, farmers markets, urban garden, and accessory dwellings).

To further assist in stabilizing neighborhoods, the County has established the DeKalb Regional Land Bank Authority to assist in returning unproductive land into productive, tax generating property. The land bank's top priority is to assist in neighborhood stabilization by acquiring and disposing of foreclosed upon, vacant properties. The land bank will work with the Tax Commissioner's office to convert blighted, abandoned, tax delinquent residential properties to productive use.

Discussion

There is no additional discussion.

AP-85 Other Actions – 91.220(k)

Introduction

The County continues to use available resources to help achieve its housing priority goals and objectives. This will include not only competitive and entitlement funds available through HUD, but also other federal resources such as Low-income Housing Tax Credits and Tax-exempt municipal bonds. The First-time Homebuyer Programs will continue and a housing repair program to assist homeowners in making housing repairs will be implemented. Efforts to identify other resources will continue. Resources may include private sources such as foundations, philanthropic groups, or other public partners; Fannie Mae, Freddie Mac, the Federal Home Loan Bank, the Federal Reserve, and Neighbor Works. When appropriate, the County will also work closely with local non-profit organizations and churches.

Actions planned to address obstacles to meeting underserved needs

In DeKalb County, the largest group with underserved needs is comprised of those individuals and households with incomes at or below 50% AMI. Typically, this population has limited access to affordable housing and lacks employment that supports a sustainable income stream. Barriers that prevent serving this population include the following: large segments of the population possess an inadequate knowledge of budgeting and financial literacy, histories of poor credit, limited financial resources, limited access to job training, life skills education, economic pressures from foreclosures and predatory lending, and the scarcity of standard housing that is affordable to households at or below 50% AMI.

To address these obstacles, the county plans to take the following actions:

- Continued funding for housing counseling, landlord-tenant and pre-and post-purchase counseling.
- Continued funding to Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.
- Continued efforts with the County's Workforce Development Department to provide job training and employment readiness education, including a new initiative focused on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, while encouraging those facing these occurrences to seek assistance.
- Collaboration with the Metro Atlanta Foreclosure Prevention Task Force and lenders to identify ways to reduce foreclosures and encourage the development of workout plans / modification and refinance plans.
- Continued housing programs targeted households with incomes at or below 50% AMI: Homeowner Repair, Down Payment Assistance, Emergency Solutions Grant Program
- Supporting the development of rental housing affordable for at or below 50% AMI.

- Supporting agencies that provide supportive services aimed at the households at or below 50% AMI
- Collaboration with the CoC to ensure that appropriate housing and services are available for the homeless and at-risk populations.

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

As part of our ongoing lead hazard reduction program, the County will continue to work with DeKalb County Code Compliance Department and the DeKalb County Board of Health to identify cases of children with elevated blood lead levels. Based on the number of specific cases of children with elevated blood levels reported to the DeKalb County Board of Health In 2014, there does not appear to be a major problem with lead hazards in housing in DeKalb County. While not a major problem, units exist in DeKalb County where lead is present and steps to mitigate these lead hazards are required.

To address lead hazards in 2015, the county will take the following actions.

1. The Board of Health's Division of Environmental Health will continue to actively educate and train community groups and other members of the low to-moderate-income focused populations in order to actively address lead hazard awareness and poisoning in their neighborhoods. They will work to increase public awareness of this issue by making available brochures and speakers and providing consultations relating to prevention, testing, and property assessment.

2. The Board of Health will continue to conduct environmental investigations when children with elevated blood levels are referred to them to determine the source of the lead poisoning. These may include XRF analysis, paint/dust/soil sample collection, risk assessment, and recommendations for housing of the affected children.

3. The Division will continue to collect data based upon the age of housing and the location of lead poisoning cases in order to focus their testing and educational efforts in those areas where the needs are greatest.

HUD's 1012 Lead-based paint regulation is fully incorporated into DeKalb County's homeowner rehabilitation programs. All rehabilitation of properties funded through, CDBG and HOME Programs will continue to address the reduction of lead based hazards.

Actions planned to reduce the number of poverty-level families

DeKalb County has demonstrated a long standing commitment to reducing poverty by partnering with other metro Atlanta jurisdictions on major issues that can only be effective if they are addressed in a regional or multi-jurisdictional manner. In 2015, DeKalb County will continue to work to eliminate the major risk factors for poverty. The factors that can be addressed by local government include: expanded economic opportunities, jobs, community facilities, public services, and housing. The educational aspects are addressed by the Board of Education. Expanded economic opportunities and jobs are addressed with special programs sponsored by the DeKalb Workforce Development Department.

Additionally, DeKalb County government, the DeKalb Workforce Development Department, the Department of Economic Development, the Chamber of Commerce, Goodwill Industries of Atlanta, the Department of Family and Children Services, the Georgia Department of Labor, DeKalb Technical Institute, DeKalb College, the Decatur/DeKalb Housing Authority, the Division of Rehabilitation Services and a host of other local and State organizations are working jointly to develop a comprehensive training and employment system and an interagency electronic data network for DeKalb County.

The most visible manifestation of the training and employment system is the conveniently located career center, The DeKalb Workforce Center (DWC). This center combines major activities of partner agencies, basic and remedial education programs and allied education, training, housing and personal support programs.

Job seekers can receive an impressive array of services at the DeKalb Workforce Center, eliminating the need to visit many different locations throughout the County. In addition a limited number of supportive services will be available at no cost to most individuals, which includes:

- jobs referrals
- training
- academic and vocational evaluations
- job search assistance
- interest inventories
- help in overcoming personal, academic, or job-related obstacles
- health screening

The DeKalb Workforce Center also provides a wide assortment of services for employers.

Employers will use the DeKalb Workforce Center as a central source of prescreened job applicants for job/task analysis, interview or training space. Businesses with proper technology can list jobs and access the applicant pool electronically.

As the designated County-Based Agency for Aging Programs, the Office of Senior Affairs plans and coordinates the delivery of senior services. Non-profit agencies are identified to deliver the services through contracts with the County. Community Centers and family resource centers are provided in low to-moderate income areas through partnerships with non-profit agencies and the private sector.

The DeKalb Initiative for Children and Families plays a major role in ensuring that the needs of children are addressed in an efficient and quality manner. The primary focus has been in low to-moderate income areas, even though the goal is to assist in meeting the needs of all children in all neighborhoods of the County.

- academic assistance

Actions planned to develop institutional structure

The County utilizes a collaborative approach with many institutional structures, both directly and indirectly to implement the Consolidated Plan and Annual Action Plan activities. This approach addresses services aimed at enhancing the coordination among services agencies, housing agencies, private and public sector agencies to address the County's most critical needs which include: Affordable Decent Housing, Public Infrastructure Needs, Community Facilities, Public Services, Human Services and Expanded Economic Opportunities for low to moderate-income persons.

These collaborative efforts have been successful in the development of coherent and effective human services delivery programs throughout the County. The efforts include, but are not limited to developing strong institutional links with the following internal and external entities in jointly undertaking vitally needed community development activities.

- Over 20 non-profit public service provider agencies
- A consortium of non-profit community housing development agencies, non-profit and for profit affordable housing developers
- Chief Executive Officer and staff
- Board of Commissioners and staff
- County departments including Planning, Finance, Purchasing & Contracting, Facilities Management, Legal, Parks and Recreation, Public Safety, Human Development, and Public Works
- DFACS

- DeKalb Board of Health
- DeKalb Community Services Board
- DeKalb Community Development Advisory Council
- Decatur Housing Authority
- Keep DeKalb Beautiful
- DeKalb Housing Authority
- Georgia Department of Community affairs
- Municipalities in DeKalb
- DeKalb County Development Authority
- DeKalb Office of Neighborhood Empowerment

Each of the aforementioned partners has served an integral role in the implementation of Consolidated Plan programs and Annual Action Plan strategy. This collaborative approach aids the County in determining and addressing priority needs. Helps to assess the strengths and gaps, while determining what measures are required to overcome these gaps within our institutional structure. Moreover, helping to make recommendations for the appropriate HUD funding, thus ensuring that the appropriate implementation strategy is in place. Our partners helps to determine specific problem, monitor the appropriate regulatory compliances, and finally certifying consistency with the any housing-related activities receiving HUD funds. These efforts have resulted in the provision of many housing and non-housing improvements for the development of viable urban communities in DeKalb County.

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

DeKalb County continues its collaboration with housing organizations, developers, social service agencies, mainstream providers, and other public and private entities to ensure that low-to-moderate-income residents obtain affordable decent housing, suitable living environments, and expanded economic opportunities. To accomplish this mission, the Community Development Department served as the CoC's collaborative applicant and convened regularly scheduled collaborative meetings, where organizations discussed relevant issues and recommended policy changes. The County collaborates with the Regional Commission on Homelessness and participates in national and regional efforts to mitigate homelessness.

The Community Development staff frequently provides support to programs hosted by local churches and civic associations for home buyer education seminars, down payment assistance programs, and predatory lending and foreclosure issues. Human and Community Development staff works closely with other organizations to address senior citizen services and senior citizens service delivery issues.

The County continues its collaboration with the Board of Health, Housing Authority of DeKalb County, DeKalb County Code Enforcement, DeKalb Police, DeKalb County District Attorney's Office, Emory University, Habitat for Humanity, BB&T, and Georgia Sustainable Coalition Alliance to assist targeted

neighborhoods in their revitalization efforts. This collaboration's central focus is the reduction of blight, improvement in the housing stock, a reduction in the number of vacant houses, the elimination of environmental hazards in the community, and the implementation of sustainable activities in various areas of DeKalb County.

Finally, the Human and Community Development Department is an active participant in the Human Services Coordinating Committee. This Committee plays an active role in the selection process for nonprofit agencies providing programs and services to DeKalb Citizens that have a prevention or early intervention focus and meet an urgent community need.

Discussion

In accordance with the Fair Housing Act, The County continues its obligation to Affirmatively Further Fair Housing through the use of the Analysis of Impediments to Fair Housing Choice (AI).

The AI provides a listing of recommended steps to overcome perceived impediments (*page 84-85 of the DeKalb County 2009 Analysis of Impediments “ See Appendix ‘Recommendations’”*) to fair Housing choice. The County completed its 2014 -2018 Consolidated Plan and we plan to begin the Process of a new Analysis of Impediments during the 2015 year so that we can implement a 2014 - 2018 Analysis of Impediments within as soon as possible. In the mean time, we will continue to work towards implied impediments from the current AI. Listed below are the impediments as well as the actions the County will take to mitigate them during 2015.

1. Impediment - Lack of adequate educational and fair housing Activities. (*Located on page 85 of the DeKalb County 2009 Analysis of Impediments*)

2015 Action Plan: Conduct home buyer’s educational workshops, including at least one specifically for the refugee and immigrant community.

2. Impediment - Lack of Fair Housing Ordinances that Mirror State and Federal Levels. (*Located on page 85 of the DeKalb County 2009 Analysis of Impediments*)

2015 Action Plan: Utilization of a DeKalb County ordinance which addresses substandard multi-family housing. This ordinance affects the quality of housing available for lower income individuals. *See Appendix, for An Ordinance to Amend the Code of DeKalb County Georgia, Chapter 15, Pertaining to Code Compliance Certificates and for Other Purposes.* In 2014, a Fair Housing Act Accommodation Variance was formulated.

3. Impediment - Lack of adequate legal mechanisms that target predatory lending activities that have contributed to the foreclosure crisis. (*Located on page 85 of the DeKalb County 2009 Analysis of Impediments*)

2015 Action Plan: Through partnership with Atlanta Legal Aid, Inc., DeKalb County will provide expanded homeowner educational activities for DeKalb Citizens in order to further educate prospective borrowers on predatory lending practices.

4. Impediment - Inadequate education and fair housing testing programs. *(Located on page 85 of the DeKalb County 2009 Analysis of Impediments)*

2015 Action Plan: In accordance with Federal law, the County has contracted Metro Fair Housing Services, Inc. to act as its agent in the investigation of fair housing complaints. The County will continue discussions with Metro Fair Housing Services, Inc. in order to augment existing efforts in furthering fair housing.

5. Impediment - Lack of Mechanisms that insure new construction of multi-unit facilities conform to HUD design and construction requirements for persons with disabilities. *(Located on page 85 of the DeKalb County 2009 Analysis of Impediments)*

2015 Action Plan: In accordance with HUD Section 504 Uniform Federal Accessibility requirements, the County requires that a minimum of 5% of units in all projects must be totally accessible by those with mobility impairments and 2% must accommodate for those with sensory impairments.

The County has also contracted with Metro-Fair Housing Services, Inc. as its Fair Housing Partner. The activities carried out by Metro-Fair are detailed in the project sheet which describes the eligible activity and states the National Objective that the activity meets.

Program Specific Requirements

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

Introduction

The following describe the priorities and specific objectives DeKalb County hopes to achieve for the period covered by the 2014 Action Plan for 24 CFR 91.220 and the applicable sub-categories.

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	74,025
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:	74,025

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.	98.91%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

The County will not use forms of investment for down payment assistance other than described in 92.205(b).

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

In the County's HOME funded, First-Time Homebuyer Program, recapture requirements are in force for a maximum period of 10 years from the purchase closing date. This affordability period exceeds the HOME required 5-year period of affordability for the \$5,000 - \$8,000 maximum assistance. Program policy allows the affordability period to be reduced to 5 years, if the home buyer completes an approved post-purchase counseling program within 1 year of the closing date. Recapture requirements apply to any units assisted through the County's program. Recapture requirements will be enforced for CHDO, first-time homebuyer activities during the affordability period that

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

To ensure enforcement of affordability requirements, DeKalb County will impose recapture provisions. In the *event* that the homebuyer sells the property, either voluntarily or involuntarily, during the period of affordability the homebuyer shall repay all or a portion of the loan from net proceeds from the sale of the property. In the event that the net proceeds are insufficient to repay the loan in full, the recapture shall be limited to the available net proceeds. Under no circumstance can the County recapture more than the available net proceeds from the homebuyer. The term net proceeds is defined as the sales price of the property minus the repayment of any superior loan and closing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds cannot be used to refinance multi-family loans made or insured by any federal program, including CDBG. The County's policy is that HOME funds will not be used to refinance

existing debt for Single-family or Multi-family properties. Therefore, the County has not established refinancing policy guidelines for the use of HOME funds. Please see attachments (Sequences 1 & 2) for an overview of the County's acquisition and rehabilitation guidelines.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Applicants must satisfy these criteria to be eligible for participation in the Emergency Solutions Grant Program:

- Below 30% of area median income, according to the current HUD income limits (homelessness prevention assistance), or homeless or at risk of becoming homeless (rapid re-housing assistance).
- Lacking sufficient resources and support networks necessary to retain housing without ESG assistance.
- All ESG participants must receive an initial consultation to determine eligibility and assessment of client needs. The appointment will include assessment of eligibility, risk for homelessness or homelessness status, barriers, potential service areas.

Homelessness Prevention Assistance

Homelessness Prevention assistance may be provided to individuals and families who meet the criteria under the “at risk of homelessness” definition or who meet the criteria of the “homeless” definition in the HUD regulations and have an annual income below 30 percent of the median family income for the area as determined by HUD. The costs of homeless prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the participant’s current permanent housing or move into another permanent housing and achieve stability in that housing.

Case managers will prioritize the following groups for homelessness prevention assistance, in this order.

Families with school-aged children, particularly with at least one non-working parent; households with disabled, special needs, elderly, or frail individuals (including mental health issues); the unemployed, particularly those who were steadily employed until the recent economic downturn; domestic violence victims; veterans; youth aging out of foster care; refugees.

In addition, case managers will consider the number of risk factors for homelessness in a particular household. These risk factors include but are not limited to the common circumstances of having a dispossession notice, living in a self-paid hotel/motel, and living in doubled-up or extremely overcrowded settings. Those with more risk factors should be considered as a higher priority for assistance than those with fewer risk factors. Those individuals and families that are *closest* to

homelessness, as it is defined in the HEARTH Act regulations, should be given priority.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care has not yet established a centralized or coordinated assessment system. It is in the process of changing its governance structure, and when it does, it will finalize this HEARTH Act requirement. Local ESG grantees will then follow suit.

Rapid Re-Housing Assistance

ESG funds may be used to provide housing relocation and stabilization services and short term rental assistance to help homeless individuals and families move quickly into permanent housing and achieve stability in that housing. This assistance can be provided to participants that meet the criteria of homeless under the new HEARTH Act definition of homeless.

Housing relocation and stabilization services and short- and/or medium-term rental assistance will be provided to individuals and families based upon prioritization using the following factors:

Presence of school-age children; length of homelessness and number of episodes of homelessness; nature of homelessness (e.g., shelter, street, car, doubled up) and its relative health and safety implications; presence of disabled, special needs, elderly, or frail individuals (including children that are not of school age, and including mental health issues); availability of appropriate re-housing in the area for the individual or family; likelihood of achieving stability after receiving assistance.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG Sub-Grantee awards are made through an application process that is open to the community, and non-profit agencies, which may be faith-based. All applications receive a two-part compliance and qualitative application review and are rated on a 100 point scale. Application review is based on an assessment of the agency application in six categories: (1) Project Design, (2) Previous Experience Providing ESGP Service Activities), (3) Collaboration, (4) Organizational Management and Administrative Capacity and (5) Consistency with HUD Objectives and Outcomes as outlined in the ESG Final Rule (24 CFR91.220) and the 2014-2018 Consolidated Plan. The performance of current sub-grantees is also reviewed during the selection process. Review includes current contract performance, grant utilization, contract compliance and HMIS data quality.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

DeKalb County Human and Community Development Department will amend the DeKalb Citizen Participation Plan to include consultation with homeless or formerly homeless individuals in consideration and making policies and decisions regarding any ESG-funded facilities, services, or other assistance. The information provided will include – providing the homeless or formerly homeless with reasonable and timely access to local meetings, information and records relating to the grantee’s proposed use of funds, the range of activities to be undertaken, the expected amount of funds and the actual use of funds to benefit low- and very low-income persons. In addition, a formerly homeless person is a member of the Coc Governance Board.

5. Describe performance standards for evaluating ESG.

Performance standards provide a measure for ESG recipients to evaluate the effectiveness of each ESG service provider in the areas of: targeting those who need assistance most and reducing clients' housing barriers or housing stability risks. Please see the following attachment for the complete listing of ESG performance Standards.

Discussion

There is no additional discussion.