

**DEKALB COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**CUMULATIVE PROJECTS REPORT**

**Community Development Block Grant Program**

**1975 - 2006**

**HOME Program**

**1991 - 2006**

**Emergency Shelter Grants Program**

**1987 - 2006**

**August 2007**

**DEKALB COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
SUMMARY OF PROJECTS**

The primary objective of the CDBG Program is to continue the development of viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities principally for persons of low and moderate income. The DeKalb County Community Development Block Grant Program has tried to concentrate its activities in the areas of greatest need and complete projects that were implemented in previous years. Priority has been placed on affordable housing, maintaining the existing stock, foreclosure prevention, and consumer awareness of housing issues and resources.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**Cumulative Summary  
From 1975 to December 31, 2006**

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**I. THE FOLLOWING COMMUNITY SERVICES ACTIVITIES ARE CONDUCTED ON AN ONGOING BASIS:**

**GENERAL TECHNICAL ASSISTANCE (varies with community request)**

- Street Lights Petition Assistance.
- Development of pamphlets/information on various County services and processes.
- Information and referrals to various County departments and agencies.

**DELINQUENT TAX FOLLOW-UP/OUTREACH**

We inform citizens about the delinquent tax process to help prevent the unnecessary sale of homes and/or vacant lots. (On Hold)

**HOUSING OUTREACH**

Home visits are made before and during housing rehabilitation to explain the housing rehab process to the homeowners and provide other assistance, if needed. (On Hold)

**COMMUNITY MEETINGS** - We attend meetings to receive citizen input, provide information on projects and programs, and provide technical assistance to the community by helping to identify other resources to meet other needs.

### **HOUSING MAINTENANCE WORKSHOPS**

We co-sponsor these workshops to promote housing maintenance by demonstrating simple self-help techniques. (On Hold)

### **HOUSING REHAB**

A total of 101 single-family units were set up for rehabilitation in 2006 using CDBG funds and 87 units were completed.

**DEMOLITION AND CLEARANCE** – Upon receipt of the owner's approval, this program demolished vacant, dilapidated housing units. Two (2) units were demolished in 2006.

### **YOUTH SUMMER RECREATIONAL VOUCHER PROGRAM**

This program was initiated in 1995. The objective is to provide the opportunity for children ages 5 - 15 from low income families to have meaningful summer experiences. These experiences shall be recreational based, offer educational activities which build self-esteem, promote health (teen pregnancy prevention, drug prevention), and build capacity for decision making and values clarification. A total of 718 youth participated in 2006.

## **II. SOME HOUSING PROGRAMS MAY BE AVAILABLE ON A COUNTYWIDE BASIS CONTINGENT UPON INCOME.**

### **PAINT PROGRAM (Program on Hold)**

This program provides paint to homeowners who meet the income criteria for assistance. The homeowners provide their own labor. The Program was initiated in 1988.

No. of Homeowners To Apply: 412

No. of Homes Completed as of June 1997: 357

### **REPLACEMENT HOUSING PROGRAM (Program on Hold)**

This Program will address the housing needs of homeowners whose homes are beyond rehabilitation and present a threat to health and safety. The Community Development Department completed the pilot project in the Lithonia area in May 1988. The second project in the Lithonia area was completed in July 1990. The third project in the Scottdale area was completed April 1991.

### **LEASE-PURCHASE PROGRAM DEMONSTRATION PROJECT**

The program was initiated in 1989. This program made homes available to first time homebuyers for initial leasing with an option to purchase after 18 months. For those approved to purchase their homes, assistance is available

with down payment and closing costs. Twelve (12) homes are now occupied through this program.

#### **BELVEDERE POINTE HOUSING COOPERATIVE**

This project was initiated in 1989. The County acquired a 24-unit apartment complex from HUD's foreclosure property inventory. This complex has been developed into a limited equity housing cooperative. All units are two bedrooms and one bathroom. The rehabilitation of all units is complete, and the permanent financing is in place.

#### **PEACHCREST TRACE/MISTY OAKS**

These adjoining affordable housing subdivisions were developed by the Affordable Housing Development Corporation, a non-profit agency created by the Housing Authority. Many first time home buyers were assisted with the CD Down Payment Assistance Grants and Second Mortgages.

#### **DEFERRED PAYMENT FORGIVABLE LOANS**

This activity provides deferred payment loans up to \$15,000 to homeowners whose incomes fall below 50% of the area median incomes for the purpose of bringing their housing up to County Code. No. of Loans: 2,198 (as of December 2000).

#### **LOW INTEREST LOANS (Program Discontinued)**

This Countywide housing rehabilitation activity provides 3%, 5%, and 7% loans to homeowners whose incomes are between 50% and 80% of the area median for the purpose of bringing their houses up to County Code. No. of Loans: 250 (as of December 2000).

#### **DOWN PAYMENT ASSISTANCE PROGRAM**

This program was initiated in 1991. This program encourages homeownership for low and moderate income families by providing down payment assistance grants to eligible applicants. Grants are available to program eligible first-time homebuyers who wish to purchase a home in DeKalb County. In 2005, DeKalb County completed a total restructuring of its first-time homebuyers assistance program. Reasons for this included having it conform to American Dream Down payment Initiative (ADDI) regulations and to also better prepare participants to remain in their homes after closing. A total of 65 deferred payment loans were provided in this program in 2006.

#### **MORTGAGE ASSISTANCE PROGRAM (Program Discontinued)**

This program was initiated in 1991. This is a lender driven program limited to applicants of the Target Area Down Payment Assistance Program. The program may provide up to \$10,000 of the total mortgage for these applicants who have applied to a program approved, participating lender and have been

determined by the lender not to meet the lending ratios of its loan product. Lenders may request a mortgage assistance loan for an amount not to exceed \$10,000 with a 30-year term at a 3% interest rate. Mortgage assistance loans are referred by the lender to the Affordable Housing Development Corporation for review by its loan committee. No. of Mortgage Assistance Loans: 31 (as of December 1998).

#### **TRANSITIONAL HOUSING**

In this activity, the Housing Authority, acting as the County's agent, acquired and rehabilitated two single family properties in the Candler-McAfee Area. Following rehabilitation, the properties were turned over to Decatur Cooperative Ministry (DCM) for operation as transitional housing. No. of Families assisted: 45 (since 1987).

### **III. THE FOLLOWING AGENCIES HAVE RECEIVED CDBG FUNDS IN THE PAST OR CURRENTLY RECEIVE CDBG FUNDS TO PROVIDE SERVICES:**

**MARCUS JEWISH COMMUNITY CENTER OF ATLANTA, INC. (ATLANTA JEWISH COMMUNITY CENTER, INC.)** – This agency provides a housemate match program and an Adult Day Care Center for persons with Alzheimer. In 2006, a total of 154 people were matched for housing through the house match program and 95 persons were served at the Adult Day Care program.

#### **DEKALB METRO HOUSING COUNSELING CENTER, INC.**

This agency provides pre-purchase counseling, post-occupancy counseling, foreclosure prevention assistance, budget counseling, and formalized seminars for first-time homebuyers. In 2006, 404 DeKalb County residents were provided housing counseling. Potential homebuyers attended training and received certificates for completing the weekly homebuyer's seminars. Homeless prevention assistance also was provided to 24 families (54 persons) that were at risk of becoming homeless.

#### **METRO-ATLANTA HOUSING COALITION, INC.**

(Currently does not receive CDBG funds. Received CDBG funds from 8th - 13th year). The agency provided emergency housing assistance for the homeless.

#### **METRO FAIR HOUSING SERVICES, INC.**

The agency provides fair housing counseling services and educational programs to inform citizens and housing providers of the fair housing laws. The County contracts with the agency to provide fair housing services. In 2006, this agency processed 223 fair housing inquires, validated 11 fair

housing complaints, and referred 3 complaints to HUD and attorneys for further action.

**THE ATLANTA LEGAL AID SOCIETY, INC.** - The agency provides legal assistance for DeKalb County residents victimized by real estate fraud, educational seminars, and other activities to prevent fraudulent foreclosure activities. In 2006, legal services were provided to 305 DeKalb County clients. The agency also provided educational activities and homebuyer seminars on foreclosure and fraud prevention.

**COMPREHENSIVE ADDICTION REHABILITATION PROGRAM OF GEORGIA, INC.** (Currently does not receive CDBG funds. Received CDBG funds from 15th year). This agency provides treatment and support services to low income and homeless chemically dependent men and women.

**DEKALB RAPE CRISIS CENTER, INC.** – The DeKalb Rape Crisis Center provides crisis counseling and support services to victims of sexual assault in DeKalb County. Additionally, they also carry out educational, awareness, and prevention activities in the community on this issue. Funds were provided during 2003 for the agency to use toward the acquisition of a new facility to carry out these activities. For the period of January through the end of June, 2004, a total of 22 persons received services from this agency.

**DEKALB DRUG COURT EMERGENCY HOUSING** – An agreement was made in 2003 to provide emergency funding to assist persons participating in this program with up to three months of rental assistance. During this time, they will be in treatment and unable to work. In 2006, a total of 18 participants in DeKalb's Drug Court program were housed on an emergency basis for up to three months.

**DEKALB COUNTY ECONOMIC OPPORTUNITY AUTHORITY, INC.**  
Funds were provided to this agency in 1999 to acquire a childcare center which has the capacity to hold 60 pre-school age children for the Head Start program.

**INITIATIVE FOR AFFORDABLE HOUSING/DEKALB, INC.**  
This agency is working to provide permanent affordable housing for low and moderate income and homeless families. In 2006, this agency completed its renovation project of the Casa Rio Apartments with HOME funding.

**CHRISTIAN COUNCIL OF METRO ATLANTA, INC.**  
A 24-hour, year-round shelter that provides services to homeless women and children.

**OUR HOUSE, INC.**

A day shelter for homeless children and support services to other family members are offered. In 2006, a total of 69 homeless children were served.

**HABITAT**

The organization has built a number of other homes in DeKalb with assistance for the Atlanta Habitat affiliate and continues to search for suitable building sites to continue their work of building affordable permanent housing for those in need. Community Development continues to provide technical assistance as needed. CDBG funds were provided in the 1995 grant to Habitat for operational support. The 1996 HOME grant provided funds for mortgage assistance for 10 loans.

**CENTER FOR PAN ASIAN COMMUNITY SERVICES, INC.** – In 2006, using ESG funds this agency provided services for 40 homeless Korean-speaking immigrants with little or no English skills. The services were inclusive of counseling, referrals for emergency shelter, food, transportation and medical care for clients.

**METROPOLITAN ATLANTA RESOURCE CENTER FOR THE HOMELESS, INC.  
(FURNITURE BANK)**

(Currently does not receive CDBG funds. This agency received CDBG funds from the 16<sup>th</sup> year grant). The agency provides furniture and household items to families who were once homeless and are preparing to move into permanent housing. This agency received ESGP funds in 2006 for operational support.

**JERUSALEM HOUSE, INC.**

This agency is a residential, 24-hour, year-round facility for homeless persons with AIDS. Support services include medical supervision, social service support, personal care services, counseling, and alcohol/drug recovery. In 2006, this agency provided assistance to 25 persons with AIDS.

**NICHOLAS HOUSE, INC.**

A 24 hour, year-round transitional housing facility that provides transitional housing and supportive services to homeless families. In 2006, the agency provided support services to 85 persons (22) families.

**LATIN AMERICAN ASSOCIATION, INC.**

The agency provides services that include legal and financial counseling, medical assistance; pre-k and school enrollment; assistance to battered women; immigration referral; translation or interpretation services; DFACS referrals; tax referrals, and general information to homeless or at-risk

homeless Hispanic individuals and families. In 2006, 2,138 persons were assisted by this agency using CDBG funds.

**WOMEN'S RESOURCE CENTER, INC.**

(Currently does not receive CDBG funds). Received CDBG funds from 14th year). The agency provides shelter for battered women and children.

**FRIENDS OF DISABLED ADULTS, INC.**

(Currently does not receive CDBG funds). The agency provides free services to disabled persons such as transportation, employment evaluation and training, counseling, clothing and other household needs.

**REFUGEE FAMILY SERVICES INC.**

The agency provides financial literacy counseling and education for female members of the refugee community. During 2006, 103 persons received services.

**SCOTTDALE COMMUNITY PLANNING COUNCIL, INC.**

(Currently does not receive CDBG funds). This agency is working to provide affordable housing and housing related services to the Scottsdale community.

**SCOTTDALE CHILD DEVELOPMENT CENTER, INC.**

This agency provides affordable day care services for eligible low and moderate-income families year-round. The agency also provides a family resource center. A total of 119 children were served during 2006.

**CONSUMER CREDIT COUNSELING SERVICE OF ATLANTA, INC.** This agency provides loan default and delinquency counseling; homebuyer education and financial literacy training. In 2006 a total of 1,383 persons within the County received money management and credit counseling.

**D&E, A FINANCIAL EDUCATION AND TRAINING INSTITUTE, INC.** – This agency provides homebuyer's education and financial literacy training. DeKalb County residents are provided default counseling and potential homebuyers attended training and received certificates of completion. In 2006, a total of 516 persons were assisted with pre- and post-purchase homeowner counseling, foreclosure prevention counseling, and workshop on financial literacy.

**GREEN FOREST COMMUNITY DEVELOPMENT CORPORATION** – This agency provides homebuyer's education and counseling. In 2006, there were 127 families that received homebuyer's education and counseling. The agency also participated in ongoing homeowner training foreclosure prevention, and loss mitigation programs.

**SENIOR CONNECTIONS PROJECT INDEPENDENCE** – The agency provides households services that include minor home repairs, maintenance services, and accessibility improvements to the elderly and disabled.

**THE SHELTERING ARMS-** This agency provides affordable early childcare and education, comprehensive support services for families, professional development, and community outreach. From January 2006 through June 2006, a total of 43 children received services.

**DEKALB FOR SENIORS, INC.** – In 2005 DeKalb for Seniors, Inc. assisted in the planning and development of the DeKalb County Multipurpose Facility for Seniors. The major focus was to provide direction, insight, services and generate revenue for the Center. In December 2005, a successful fundraiser provided yearly scholarships for low-income seniors.

**IMPLEMENTATION SERVICES FOR SENIOR CITIZENS PROGRAMS** – In 2006, a total of 11,377 seniors received services including information & assistance, case management, homemaker services, home delivered meals, congregate meals and programming and transportation services at Senior Centers.

**UNITED WAY OF METROPOLITAN ATLANTA** – CDBG funds were provided to the United Way of Metropolitan Atlanta in 2004 to be used as match for other funding they had in hand for an Individual Development Account (IDA) Program for first-time homebuyers. During 2006, classes and counseling continued to be offered to participants to assist them in reaching their goal of homeownership. Two participants received matching funds and purchased homes during 2006 to bring the total assisted through the program to 4 households.

**IV. THE FOLLOWING PROJECTS ARE NOT AREA SPECIFIC:**

**DEKALB-ATLANTA HUMAN SERVICES CENTER - 1980**

Community Development contributed a small percentage of the development funds. In 2004, Community Development provided CDBG funds to improve sidewalk accessibility and a new front door to meet ADA compliance.

**DEKALB-ATLANTA SENIOR CITIZENS CENTER - 1983**

This facility is operated by Senior Connections, which provides nutritional programs, recreation, health screening, hot meals and transportation.

**GRESHAM PLAZA - FACADE - 1983**

Facade and parking lot improvements were made to Gresham Plaza in cooperation with the owner and a citizens' group.

**DEKALB EOA FACILITY IMPROVEMENTS - 1980**

The agency has relocated its offices from the site that was renovated.

**BRIARCLIFF OAKS SIDEWALKS - 1981**

Provide access to new senior citizens apartment complex.

**DEKALB COUNTY MENTAL RETARDATION SERVICES CENTER - 1979**

Training Center for the profoundly retarded. Community Development contributed a small percent of the total development cost.

**OGLETHORPE SENIOR CITIZENS CENTER - 1978**

Renovation for elderly apartment complex.

**ALTERNATIVES IN DEKALB, INC. - 1982**

Facility renovation for a Psycho-Social Rehabilitation Program. The agency provided services to the severely, psychiatric disabled.

**EAST DEKALB BOYS AND GIRLS CLUB**

(Currently does not receive CDBG funds). The agency provides services to boys and girls in East DeKalb County.

**DEKALB COUNTY FAMILY AND CHILDREN SERVICES**

DeKalb County Emergency Shelter for Abused and Neglected Children - Construction began in 1993 to renovate an old school building to accommodate the County's emergency shelter for children. This project was completed in the spring of 1995.

**SENIOR CONNECTIONS** – This agency was provided funds in 1998 to acquire property for the development and construction of a facility that will be used for the programmatic, planning, and administrative activities which will primarily benefit the senior citizens of DeKalb County.

**ELAINE CLARKE VARIETY CENTER FOR EXCEPTIONALCHILDREN, INC.-**

Funds were provided to replace a malfunctioning boiler and a/c unit with a central heating and air unit. During 2000, 96 children with developmental disabilities were served by this agency.

**CITIZENS DRAINAGE IMPROVEMENT PROGRAM**

This program provided assistance to homeowners in the Community Development target areas to pay for the cost of pipe extensions due to drainage problems. 1 drainage projects was completed in 2002. This program has been discontinued.

**YMCA OF METROPOLITAN ATLANTA, INC.**

Funds were provided for the development of a new facility at Evan Mill Road. The project was completed in 2000 and in 2000, 251 children were served.

**ATLANTA/DEKALB FAMILY CENTER**

CDBG funds were used in 1999 for renovations, which included ADA compliance. This site is one of the locations for DeKalb County Initiative for Children and Families. This facility is owned by the County and is subject to Board of Commissioners approval.

**DEKALB/ATLANTA HUMAN SERVICES CENTER**

Funds were provided to improve the sidewalk accessibility and a front door for ADA compliance. The project was completed in December 2003.

**DEKALB COUNTY BOARD OF HEALTH**

Funding was provided in 2003 for community education and larvicide abatement efforts in areas around Senior Citizen Centers and the four Community Development Priority Areas. It was determined that the West Nile Virus represented an emergency condition that threatened the public health and safety of DeKalb County residents.

**DEKALB MULTIPURPOSE CENTER FOR SENIORS**

This significant project was completed during 2005. A dedication ceremony was conducted on November 4, 2005 naming the facility after DeKalb County deceased Commissioner Lou Walker. The total estimated cost of the project was \$10,000,000 in CDBG funds. The CDBG funds were used for all aspects of the project including land acquisition, architecture and engineering design, and construction of the building.

**SOUTH DEKALB BUSINESS INCUBATOR**

CDBG funds were used to assist this agency in a facility expansion project. By moving the organization into a larger facility the agency will have the potential to create a substantial number of new jobs for low-moderate income individuals. A light-manufacturing facility was established with the effect of creating a substantial number of jobs for low-moderate income individuals. In 2006, a total of seven and one-half (7.5) full-time equivalent jobs were created.

**CHILDKIND, INC.**

This agency provides day care services for children with illnesses including HIV and AIDS. In addition they provide foster care services for hard to place children. In 2002, this agency received CDBG funding to acquire four (4) acres of land to construct a new multi-purpose headquarters and daycare facility that will increase the capacity to 48 children.

**DEKALB WORKFORCE CENTER** – Three sites in DeKalb were established as one-stop shops for DeKalb County residents in need of assistance with job training, referrals, resume writing and interviewing skills. Sites were opened on Church Street, Covington Highway, and Glenwood Road. In 2002, a total of 3,457 clients were provided with assistance.

**ECONOMIC DEVELOPMENT REVOLVING LOANS PROGRAM** – This program was established in 2000 to provide funds to small for-profit businesses to borrow that are located in, moving to or expanding within DeKalb County. The revolving loan fund extends loans from \$10,000 to \$50,000. In addition the borrower is required to create a full-time equivalent job for every \$25,000 that is borrowed. 51% of the jobs have to be made available to low –moderate-income individuals. In 2006 eleven (11) Full Time Equivalent (FTE) jobs have been created; and eleven (11) FTE jobs are held by low- and moderate-income persons.

**MICRO-ENTERPRISE TRAINING PROGRAM** –The Micro-Enterprise Training Program focuses on existing micro-enterprises interested in business expansion or business sustainability in DeKalb County. The training includes business assessment, financial literacy, credit issues, business expansion, and computer and technical skill development. In 2006, seven micro loans closed and 834 hours of technical assistance were provided to micro enterprises in DeKalb County. As of December 2006, three training sessions had been implemented through the Micro Enterprise Training Program. Two training sessions contained 12-week training classes, and one session consisted of eight weeks of weekends only. There were a total of 41 trainees.

**MICRO-ENTERPRISE REFERRAL PROGRAM** – A referral program for micro businesses was established in 2003. Its purpose will be 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, micro-loans or business incubation.

**SPECIAL ECONOMIC DEVELOPMENT INITIATIVES**- In 2004, our Department worked with the Law Department, the DeKalb Peachtree Airport Director, the Economic Development Department, the DeKalb Development Authority, the City of Chamblee, and the developers for the “International Village of Chamblee” to conclude the first phase of planning and land acquisition for this major initiative that will create over 1000 jobs when the project is completed.

**SENIOR CENTER FACILITIES IMPROVEMENTS** – Funds were provided to improve various senior center facilities for safety, energy efficiency, ADA

requirements for restrooms and other requirements. The project began in October 1999 and was completed in 2002.

**LUDOVIE LANE SIDEWALK PROJECT** - CDBG funds were used for the improvement of the Ludovie Lane Sidewalk and to connect the existing sidewalk to the adjacent senior housing facility to enhance pedestrian safety for the senior residents. The project was completed in November of 2004.

**DEMOLITION AND CLEARANCE** – Upon receipt of the owner’s approval, this program demolishes vacant, dilapidated housing units. A total of two (2) units were demolished in 2006.

**DEKALB HURRICANE KATRINA DISASTER RELIEF CENTER** – During the third and fourth quarters of 2005, DeKalb County initiated an emergency response to a Presidential declared national disaster in an effective and efficient manner. On September 12, 2005, we orchestrated the development of a Disaster Relief Center to provide a consolidated “ONE STOP” approach to facilitate the rendering of services to displaced victims of Hurricane Katrina from the Gulf Coast. The Hurricane Relief Center served over 6,721 heads of households with an impact to over 27,000 individuals.

**INTERNATIONAL WOMEN’S HOUSE INC.** – CDBG funds were used for the renovation of a facility for the International Women’s House, which provides seven transitional housing units and supportive services to refugee women with children, who are victims of domestic violence. The project was completed in October 2005. Since then, the agency has provided services to 53 persons in the transitional housing units.

**V. CAPITAL PROJECTS (FUNDED IN WHOLE OR IN PART THROUGH THE CDBG PROGRAM):**

**BELVEDERE - COMPLETED PROJECTS**

1. **Sanitary Sewers - 1986**  
Sub-Area A: Eastwood Ave., White Oak Dr., Joyce Ave., Amelia Ave., Welika Ave., and Thomas Ave. Sub-Area B: Alston Dr., Delano Dr., White Oak Dr., and Old Hickory Rd.
2. **Oldfield Road Bridge - 1980**
3. **Park Acquisition and Development - 1982**  
Dearborn Park
4. **Pedestrian Access Project - 1983**

5. **Belvedere State Patrol Facility - 1983**
6. **Shoal Creek Park - Phase I - 1986**
7. **Shoal Creek Park - Phase II - 1990**  
**(Shoal Creek Park - Phase III - 1992 Bond Funds Only).**  
**Shoal Creek Park Phase IV. – 1996**
8. **Sidewalk: Line Street (Jobs Bill) - 1986**
9. **Sanitary Sewers Sub-Areas C, D, and E: Memorial Dr., Ellington St., Dusty Lane, Delano Dr., White Oak Way, Julian St., Thomas Rd., Center Dr., Conway Rd., and East Tupelo St.**

#### **BOULDERCREST - COMPLETED PROJECTS**

1. **Park Acquisition and Development - 1981**  
**Glen Emerald Park**
2. **Skyhaven School/Park Project - 1985**
3. **Drainage Improvements - 1986**  
**Smith Street/Sargent Avenue.**
4. **Sanitary Sewers - 1993**  
**Stockbridge Dr., Cavanaugh Dr., Block Oak Dr., Willow Place, Orange Blossom Trail, Glynn Dr., Eastland Road, Hazel Dr., Diamond Ave., Emerald Ave., Sargeant Ave., and Asp Dr.**
5. **Bouldercrest Road/I-285 Traffic Signalization - 1993**

#### **BROOKHAVEN - COMPLETED PROJECTS**

1. **Road Paving and Drainage Improvements - 1977**  
**Tugaloo and Oostanaula**

#### **CANDLER/MCAFEE - COMPLETED PROJECTS**

1. **Doolittle Creek Sub-Basin Drainage - 1980**
2. **Drainage Improvements - 1982**  
**Doolittle Creek, Marion Circle, Stanton St., Normal St., Morgan Place, Barberrie Lane, and Delphine Drive.**
3. **South DeKalb Senior Citizens Center and Sidewalks - 1979**

4. **Road Paving - 1980**  
Samuel Place, DeKalb Dr., Summit Place, Hampton Ave., and Delphine Way.
5. **Whites Mill/Yale Terrace Sewers- residential sewer installation completed in February 1998.**

#### **PARK ACQUISITION AND DEVELOPMENT**

5. **Mark Trail Park - 1982**
6. **Shoal Creek Park - Phase I - 1986**
7. **Tool Lending Cooperative - 1985**
8. **10th Year Drainage Improvements - 1986**  
Delphine Drive/W. Starmont Way
9. **Drainage Project 8th Year - 1986**  
Ashburton Ave., Hooper Ave., Lynn Iris Dr., Daniel Ave., Parker Ave., and Doolittle Creek
10. **Candler Road Redevelopment Corporation - 1979**  
The Candler-Glenwood Center on the northeastern quadrant was the first major project completed by the Corporation in 1984. The Medical Center and Eckerd Drugs Complex were done in conjunction with a private developer. The Corporation completed facade improvements, parking area resurfacing, new parking signs, landscaping, and new trash receptacles. The Corporation worked cooperatively with property owners and other entities to complete the projects.
10. **Longdale Park Development - 1987**
11. **Economic Development Action Plan for the Candler Road area: A Strategic Action Plan was completed in 1999 it identified economic development planning capability and initiatives for the Candler Road Corridor. This plan will be used to promote the area for economic growth, development and revitalization. This project will be funded using CDBG funds and an Economic Development Administration (EDA) grant.**

#### **CANDLER/MCAFEE - ACTIVITIES IN PROGRESS**

**Candler Road Streetscape – The project will provide better, safe pedestrian access along the intersection of Candler Road and**

Glenwood Road with sidewalks and landscaping. The right-of-way/easement acquisition has been completed and the construction is currently underway. The project is expected to be completed in 2007.

#### **CHAMBLEE/DORAVILLE - COMPLETED PROJECTS**

- 1. Park Acquisition and Development - 1983  
Honeysuckle Park**
- 2. Erosion Control/Beautification - 1979  
Corner of Peachtree Industrial and Parsons Drive along Deacon Lane**
- 3. Road Paving and Drainage - 1987  
Forrest Court**
- 4. Demolition of Jade Village Complex - 1995**
- 5. Carole Drive - 1996  
FY95 CDBG Funds were used to replace and improve a drainage pipe system.**
- 6. City of Chamblee - 1996  
CDBG funds were used for the demolition of the Jade Village Apartments to create green space in conjunction with the Chamblee International Village Community & Cultural Center.**
- 7. International Village and Cultural Center- 1999  
The International Village and Cultural Center Phase I consisting of the Day Care Academy was completed using CDBG funds.**
- 8. The International Village District Design and Engineering – 1999  
The County has accepted the Federal Transportation (ISTEA) grant from the Department of Transportation for streetscape improvements in the International Village District. CDBG funds were used for engineering and designing services. Phase II will consist of utility relocation and sidewalk and streetscape improvements.**
- 9. New Peachtree Road Sidewalk Project – 2000**
- 10. Senior Connections Senior Multipurpose Center – 2001**
- 11. Buford Highway Sidewalks/ Streetscape – The design and engineering for this project was completed in 2003.**

12. **Chamblee-Dunwoody Road Streetscape – Phase I of this project was completed in 2005. CDBG funds were used for engineering and design services, utility relocation and sidewalk and streetscape improvements. The project extends in an area along besides Chamblee-Dunwoody Road, New Peachtree Road and Buford Highway.**
13. **Buford Highway Sidewalks/Streetscape – The project was completed during 2006. The project provided improved safe pedestrian access along Buford Highway with refuge islands, sidewalks, and landscaping.**
14. **Memorial Drive Streetscapes – Phase I of the project will enhance pedestrian safety for the benefit of people who are living, working and shopping in the area. Phase I of this project will be completed in the conjunction with the DOT as part of the Memorial Drive Bridge widening project over I-285. In late 2006, Phase I of this project was under construction.**

#### **CLARKSTON - COMPLETED PROJECTS**

1. **Park Acquisition and Development - 1980  
Friendship Park**
2. **Neighborhood and Home Services - 1978**
3. **Clarkston Swimming Pool Improvement Project – 1997**
4. **Clarkston Community Center Roof Repair – 1999**
5. **Montreal Sidewalk Project – 1999**
6. **Clarkston Community Center Activity Field Renovation - 2001**

#### **ACTIVITIES IN PROGRESS**

**In 2006, the Community Center secured a construction project manger and selected a contractor to complete the renovation of the building. In December 2006, the Community Center secured the services of an asbestos abatement company to remove all hazardous material from the building prior to the start of construction.**

#### **CONSTITUTION - COMPLETED PROJECTS**

1. **Road Paving and Drainage Improvements - 1977  
Charity Drive, Dobbs Drive, and Pluma Drive**
2. **Road Paving and Drainage Improvements - 1980**

3. **Kenton Drive, Sunnyhill Drive, Almand Road, and Locke Drive  
Constitution Road Widening/Economic Development (Jobs Bill) - 1988**

#### **COUNTY LINE - COMPLETED PROJECTS**

1. **Road Paving/Drainage Improvements - 1976  
Clark Drive, Mosley Road, Velma Court, and Bryant Drive**
2. **Road Paving: Lincoln Jones Road, County Line Road, Lincoln Jones Way, and Sims Road**
3. **Park Acquisition and Development - 1979  
County Line Park.**
4. **Erosion Control and Beautification - 1979**

#### **DECATUR - COMPLETED PROJECTS**

**A Decatur target area was added in 1989.**

1. **Ebster Recreation Center - 1981  
Gym floor replacement.**
2. **Oakhurst Park - 1994**
3. **Community Center of South Decatur - 1994  
Roof Repairs and Master Plan.**
4. **Oakhurst Health Center located inside the Community Center of South Decatur - 1996  
Exterior painting and repairs**
5. **Ebster Park and Gym - 1997  
Renovation project**
6. **Ebster Park Pool – 1998  
Renovation project**
7. **McKoy Park Rehabilitation Project – 1999**
8. **Mead Road Park Rehabilitation Project –2002**
9. **Old Scottish Rite Hospital (Affordable Housing) – CDBG funds were used to acquire land for the construction of affordable housing units for persons who mobility is severely impaired.**

10. **DeKalb/Atlanta Human Service Center – Funds were provided to improve the sidewalk and front door for ADA compliance. Phase I of this project was completed and the second phase of this project will be budgeted for 2002 or 2003.**

#### **DECATUR - ACTIVITIES IN PROGRESS**

**In 2004, a contract with the City of Decatur was established for the ball field renovation project. The field is owned by the City but is located adjacent to the Samuel L. Jones Boys and Girls Club. In 2005 the design and engineering for this project was completed and construction will be completed in 2006.**

#### **GLENWOOD/TERRY MILL - COMPLETED PROJECTS**

1. **Park Acquisition and Development - 1985  
- DeKalb Memorial Park**
2. **Drainage Improvements - 1986  
South Howard Street / Overland Terrance**

#### **LITHONIA - COMPLETED PROJECTS**

1. **Drainage Improvements - 1978**
2. **Road Paving - 1978  
Pine Mountain, Luther, Jacksonville, Spring, Parkway, and Phillips Streets**
3. **Road Paving - 1979  
Lucas, South Wiggins, Rhodes and McDaniel Streets**
4. **Road Paving - 1984  
Railroad Street**
5. **Bruce Street Rock Removal - 1984**
6. **Park Acquisition and Development - 1980  
Lithonia Community Park**
7. **Park Redevelopment - 1979  
Bruce Street Park**
8. **Drainage Improvements and Road Paving - 1987  
Cagle Street**
9. **Bruce Street/East DeKalb Center Renovation - 1988**

10. **Sanitary Sewers - 1979**  
Railroad Street, Pine Mountain Road, Bruce Street, Rock Chapel Road,  
and Pine Mountain Street
11. **Neighborhood and Home Services - 1978**
12. **Neighborhood Clean-up (Ongoing)**
13. **Sanitary Sewer - 1986**  
South Wiggins Street, Swift Street, Old Covington Highway
14. **Sanitary Sewers - 1985**  
North and South McDaniel Streets, Lucas Drive, Rhodes Street, Clifford  
Street, Conyers Street, and a portion of Luther and Stone Streets
15. **Lithonia (Sewers within city limits) - 1992**  
Portions of Braswell Street, Avery Street, Rock Street, Smokey Row,  
Pendley Street, Council Street, Baptist Alley, Park Ave., & Albert Way
16. **Park Drive Drainage Improvements – 1996**
17. **Lucious Sanders Recreation Center - Improvements to the gymnasium  
floor and bleachers were completed in 1998.**
18. **Dean Court and Conyers Street Drainage Improvements- 1998**
19. **Lithonia Drainage Improvement Project, Stone Street – 2000**
20. **The City of Lithonia Main street project completed – 2004**
21. **The City of Lithonia Main street project Phase II completed – 2005**

#### **LYNWOOD PARK - COMPLETED PROJECTS**

1. **Park Improvements - 1985**  
Lynwood Park
2. **Neighborhood School Facility - 1985**  
Lynwood Park
3. **Road Paving - 1977**  
Silver Lake, Fala Place, Georgia Ave., and Madison Ave.
4. **Beautification and Erosion Control - 1979**  
Osborne Road at Windsor Parkway
5. **Neighborhood Clean-up (Ongoing)**

6. **Pool, Concession Building and Bathhouse – 1994**
7. **Lynwood Park Infrastructure Improvement Study - 1997**
8. **Windsor Parkway Sidewalk Installation – 1998**
9. **Lynwood Park Recreation Center Roof repair - 2001**

**LYNWOOD PARK - ACTIVITIES IN PROGRESS (Infrastructure Improvements):**

The purpose of this project is to provide a suitable living environment and quality of life for the residents in the Lynwood Park neighborhood by improving the physical condition of roads, sidewalks, water lines, drainage, other infrastructure and various neighborhood improvements. During 2006, CDBG funds were used for the engineering design and easements purchased.

**MILLER GROVE - COMPLETED PROJECTS**

1. **Road Paving/Drainage Improvements - 1978**  
**Miller Grove Road and Benton Drive**
2. **Gas Line Installation - 1986**  
**Miller Grove Lane, Scruggs Drive**
3. **Park Acquisition and Development - 1979**  
**Gregory Mosley Park**
4. **Gas Line Installation - 1982**  
**Miller Grove Road and Benton Drive**
5. **Neighborhood Clean-up (Ongoing)**
6. **Erosion Control and Beautification - 1979/81**
7. **Water Line and Drainage Improvements - 1980**  
**Benton Drive**
8. **Economic Development - 1981**  
**Extension of Park Central Boulevard**
9. **Road Paving/Water Lines - 1986**  
**MillerGrove Lane and Scruggs Drive**

**NELMS - COMPLETED PROJECTS**

1. **Road Paving and Drainage Improvements:  
Nelms Drive, LaVista Drive, and Richard Stokes Drive**
2. **Road Paving/Water Lines - 1986  
Nelms Court**
3. **Erosion Control and Beautification - 1979/81**
4. **Neighborhood Clean-up (Ongoing)**
5. **Gas Lines - 1986  
Nelms Court**

**PETERS - COMPLETED PROJECTS**

1. **Road Paving - 1979  
Herbert Drive, Peters Road, Pine Drive, and Clark Drive**
2. **Neighborhood Clean-up - Ongoing**
3. **Erosion Control and Beautification - 1979**
4. **Park Acquisition and Development - 1980  
William McKinley Peters Park**
5. **South Fork Peachtree Creek Sub-Basin - 1980  
Drainage Study**
6. **Drainage Improvements - 1982  
South Fork and Peachtree Creek**
7. **Sewer Line Installation - 1981  
Peters Road, Elmdale Drive, Clark Drive, Herbert Drive, and Pine Dr.**

**PINE LAKE - COMPLETED PROJECTS**

**Drainage Improvements - 1988  
Southwestern Portion of the Community**

**PORTER ROAD - COMPLETED PROJECTS**

1. **Erosion Control and Beautification - 1980**
2. **Drainage Improvements - 1986  
North End of Porter Road**
3. **Road Paving - 1980**

**Porter Road**

4. **Water Line Installation - 1980  
Porter Road**

**REDAN - COMPLETED PROJECTS**

1. **Neighborhood Clean-up (Ongoing)**
2. **Road Paving - 1980  
Paul Drive, Kilgore Lane, and Kilgore Road**
3. **Road Paving - 1980  
Rice Road**
4. **Road Paving - 1983  
Holt Road**
5. **Park Acquisition and Development - 1980  
Emmie Smith Park**
6. **Gas Line Installation - 1983  
Kilgore Road and Kilgore Lane**
7. **Redan Girls' Club - 1979/1983  
Staff Salaries and Supplies (Jobs Bill) - 1984**
8. **Renovation of Redan Girls' Club - 1979/1985**
9. **Redan Girls' Club Pavilion - 1982**
10. **Paul Road Water Line - 1992**
11. **East DeKalb Boys and Girls Club - 1992  
Expansion project**

**ROGERS LAKE/MADDOX ROADS - COMPLETED PROJECTS**

1. **Road Paving - 1985  
Rogers Lake and Maddox Roads**
2. **Gas Line Installation - 1985  
Rogers Lake and Maddox Roads**

**SCOTTDALE - COMPLETED PROJECTS**

1. **Neighborhood Clean-up (Ongoing)**
2. **Erosion Control and Beautification - 1977**
3. **Renovation - 1985**  
**Neighborhood Facility/Hamilton Community Center**
4. **Park Acquisition and Development - 1981**  
**Cedar Park**
5. **Park Development - 1978**  
**Tobie Grant Park**
6. **Road Paving - 1977**  
**Zion and Third Streets**
7. **Road Paving - Phase I (10 Streets) - 1980**
8. **Road Paving & Sewer Lines - Phase II (22 Streets) - 1982**  
**Aldridge Ave., Altacrest Dr., Annie St., Bell Blvd., Blanton Dr., Brownell Ave., Chapel (Ohm to Third), McHenry Ave., Paloma Dr., Reed St., Robinson Ave., Creighton Ave., Dixon St., Calhoun St., Chestnut St., Ferrell Ave., Herndon Dr., and Jointer Ave.**
- Sewer Installation - 1982**  
**Zion St., Cherry St. and Woodland Ave**
9. **Road Paving - Phase III (3 Streets) - 1981**  
**Tobie Grant Lane/Parkdale Dr., Walnut St., and Lawrence Street**
10. **Gas Line Installation: Creighton Ave. - 1987**
11. **Phase V Road Paving, Water and Sewer Lines - 1987**  
**Creighton Ave and First Ave**
12. **Road Paving, Water Lines, and Sewer Lines - Phase IV-A (5 Streets) – 1981**  
**Booker Ave. South; Booker Ave. North; Patterson Ave., Sixth Ave.; and Walnut Street.**
13. **Road Paving, Water Lines, and Sewer Lines - Phase IV-B (5 Streets) – 1983**  
**Cherry St., Third to Dead End; Walnut St., N. Clarendon to Ohm; Aldridge Ave., Ponce de Leon to Dead End; Granby Ave., Third to Dead End; and Ohm Ave., Cherry St. to Dead End.**
14. **Scottsdale Child Development Center, Inc. (Jobs Bill) - 1984**

**This agency serves low-income families, providing childcare services. Community Development funds provided staff salaries and supplies.**

- 15. Scottdale Child Development Center, Inc. Summer Pre-School Program - 1988**
  - A free summer program was provided to pre-school children - 1989**
  - Community Development funds provided materials - 1990**
  - Summer Pre-School - 1991**
  - School Age Day Camp - 1993**
- 16. Stratton Lane Drainage Improvements - 1989**
- 17. Scottdale Child Development Center, Inc. - 1992  
Land Acquisition**
- 18. Scottdale/Hamilton Senior Citizens - 1992  
Center Renovation**
- 19. Scottdale 18th Year Sewer - 1995**
- 20. Hamilton Ballfield - 1996  
Athletic Field Improvements**
- 21. Scottdale Infrastructure Improvement Plan – 1999**
- 22. Hamilton Gym Floor renovation – 1999**
- 23. Zion Street Cul-de-sac Installation Project – 2000**
- 24. Hamilton Ballfield Lights - 2000**

**STONE MOUNTAIN - COMPLETED PROJECTS**

- 1. Neighborhood Clean-up (Ongoing)**
- 2. Erosion Control and Beautification - 1979**
- 3. Road Paving and Drainage Improvements - 1977**  
**Lucille St., Sigman St., Stillhouse Rd., Kenton St., and Mason Lane**
- 4. Road Paving - Phase I (9 Streets) - 1980**  
**Second St., Venable St., Beaver Run Rd., Smith St., Bridge St., Warnoll St., Deye Alley, Evans Lane and Glade Street.**
- 5. Phase II (2 Streets) - 1981**  
**Steville St. and Fifth Street**
- 6. Gas Line Installation - 1986**

## **Chinquapin Way**

- 7. Park Redevelopment (Lelia Mason) – 1979**
- 8. McCurdy Park Drainage improvement project - 2002**
- 9. Second Street Drainage Project - 2005**

## **STONE MOUNTAIN - ACTIVITIES IN PROGRESS**

**Memorial Drive Streetscape – Phase I of the streetscape design will enhance pedestrian safety for the benefit of people who are living, working and shopping in the area. Phase I of this project will be completed in conjunction with the DOT as part of the Memorial Drive Bridge widening project over I-285. It is estimated to go out to bid in mid 2006 due to delays in right-of-way acquisition.**

## **TILSON - COMPLETED PROJECTS**

- 1. Drainage Improvements - 1986  
Juanita St. and Delphine Drive**

## **WASHINGTON PARK - COMPLETED PROJECTS**

- 1. Drainage Improvements - 1980**
- 2. Park Acquisition and Development - 1980  
Washington Park Mini Park**
- 3. Neighborhood Clean-up. (Ongoing)**
- 4. Drainage, Paving, and Water Line Replacement - 1989**
- 4. Mini-Park Restoration – 1991**

## **HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

**This program was created by the National Affordable Housing Act of 1990. The Program allocates Federal funds by formula to local participating jurisdictions who utilize these funds to operate locally designed and operated housing activities. The intent of the HOME program is to expand the supply of decent safe, sanitary and affordable housing. This program began in 1991. The following is a summary of HOME funded activities completed in 2006.**

- I. AFFORDABLE HOUSING-HOMEOWNERSHIP– During 2006, no homeownership units were constructed with HOME funds for sale to income-eligible buyers.**
- II. AFFORDABLE HOUSING- MULTIFAMILY RENTAL – During 2006, HOME funds were provided to two multifamily rental projects. The City of Chamblee in partnership with Mercy Housing, Inc. received HOME funds for the new construction of the Chamblee Senior Apartments. This project began construction in late 2006. It is expected to be completed in December 2007, creating 67 units of affordable housing, of which 3 units will be HOME units. The other project included both HOME and CDBG funds provided to Mercy Housing South East, Inc. that received a HUD 202 grant in 2005 to construct 67 units of senior rental housing. The CDBG funds will be used for the installation of water and sewer lines to serve the project, and the HOME funds will pay for the construction costs of two HOME-assisted units.**

**In addition, closing on a HOME loan to the Candler Forrest project was pending at the end of the year. This is a project involving the construction of 100 new rental units with 36 of them set aside for special-needs occupants. The occupants will include those with substance abuse and mental health issues with a history of homelessness. The project is expected to be completed in late 2007.**

**One rental project that was closed out in 2006 was the rehab of the existing Casa Rio Apartments (now known as Sol Luna Park) that was undertaken by Initiative for Affordable Housing, Inc. This project, which consists of 143 units, was expected to be completed in 2005. It was delayed until December 2006 due to additional changes in the scope of work and a dispute between the general contractor and the owner. The project has 114 HOME units and, in December, reached a 90% occupancy rate.**

- III. HOME/CHDO AFFORDABLE HOUSING – In 2006, the County had four approved CHDOs: Initiative for Affordable, Inc., which has been a County CHDO for an number of years; Antioch Community Development Corporation, Inc. and City of Hope Ministries, Inc. both of which are faith-based and were certified by the County in 2006; and Partnership for Community Action, Inc.(PCA), a community action agency that has served DeKalb for a number of years.**

**INITIATIVE FOR AFFORDABLE HOUSING, INC. CHDO - This CHDO recently completed the Casa Rio Apartment renovation in 2006. (See *Affordable Housing- Multifamily Rental* above)**

**CITY OF HOPE MINISTRIES, INC. AND ANTIOCH CDC, INC. – Both of these CDHOs were hopeful of being awarded tax credits for multi-family projects they hoped to undertake; however, neither was approved in 2006.**

**The following is a list of Apartment Complexes that have either been rehabilitated or purchased using HOME funds to provide affordable rental housing:**

<b>Spring Pointe Apartments</b>	<b>Eagles Run Apartments</b>
<b>Columbia Heights Apartments</b>	<b>Columbia Mills Apartments</b>
<b>Spring Terrace Apartments</b>	<b>Nottingham East Apartments</b>
<b>Spring Chase II Apartments</b>	<b>Antioch Manor Estates Apartments</b>
<b>Casa Rio Apartments</b>	

**The HOME regulations require that 15% of all funds allocated to PJ's be set aside for Community Housing Development Corporations (CHDO's). The CHDO's must have an IRS designation of 501(c) status, its Board of Directors must meet program guidelines and included in their stated purpose must be the development of affordable housing. As of December 2006 the County has funded four CHDOs to undertake housing activities in DeKalb County, primarily with the development of single-family units designed for homeownership.**

## **DEKALB COUNTY 2006 EMERGENCY SHELTER GRANTS PROGRAM**

The ESG Program is designed to provide grants to assist people with facilities and services for the homeless. In DeKalb County, ESG funds provided for Homeless Prevention (30%), Essential Services (Counseling) (30%), and Operational Costs (40%).

In 2006, the County provided CDBG and ESG funds for 25 organizations, including 23 nonprofit agencies, and two County Department to provide assistance to the homeless population or those at-risk of becoming homeless. A total of 3,492 families or households with a total of 4,810 persons were assisted with these funds.

Homeless prevention assistance was provided to 1,111 persons; referrals and case management services for 2,264 persons; housed 13 persons who were victims of domestic violence; provided housing and support services for 406 persons in recovery from drug and alcohol abuse; day care for 101 homeless children; transitional housing and support services for 191 persons; and referrals for 190 persons with HIV/AIDS; emergency shelter for 439 women and children; provided housing for 9 youth; and provided housing and support services in lieu of incarceration for 18 homeless persons being dismissed from jail (Drug Court).