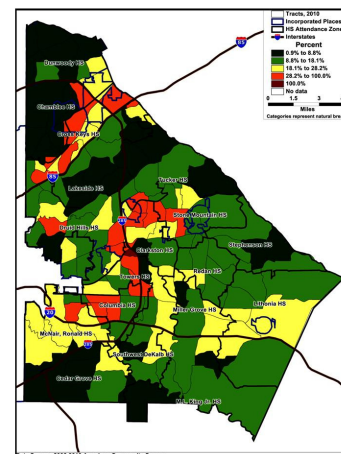
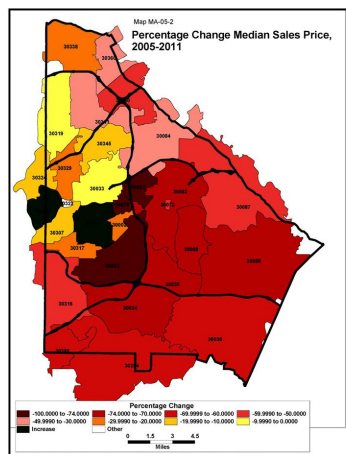
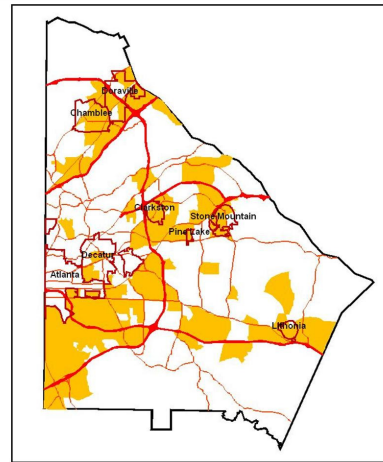
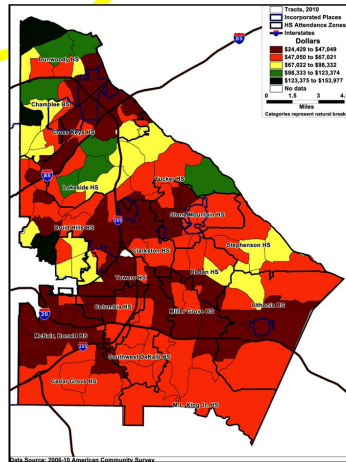


THE 2014-2018 CONSOLIDATED PLAN FOR HUD PROGRAMS, INCLUDING THE 2014 ANNUAL ACTION PLAN DeKalb County, Georgia



RESPONSIBLE
AGENCY:
DEKALB COUNTY
HUMAN &
COMMUNITY
DEVELOPMENT
DEPARTMENT

150 E. Ponce de Leon
Avenue Decatur GA 30030

Phone: 404-286-3308
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Executive Summary

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

1. Introduction

Program Year (PY) 2014 is the first 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, 2014 through December 31, 2014 to address the priority housing and community development needs outlined in the new Consolidated Plan.

In 2014, 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 one of the Consolidated Plan, we will work with key stakeholders to complete Fire Station number 3, the design and construction plan for the Tobie Grant Intergenerational Center, and the expansion of the Elaine Clark Center. The County will enter year four 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.

DeKalb County's emphasis on the national and local foreclosure and mortgage crisis will be sustained through 2014 and throughout the 2014 -2018 Consolidated plan. The Human and Community Development Department will continue its participation in foreclosure prevention initiatives designed to alleviate some of the financial hardship that has affected the citizens of DeKalb County.

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, and continued implementation of our Multi Family Rehabilitation Program and the restructured Single Family - Owner Occupied Rehabilitation program. Additionally, in a collaborative effort with other County departments, CDBG funds will be utilized to assist homeowners with emergency repairs to waterlines.

In the past, the County provided homelessness services in a collaboration with the City of Atlanta and Fulton County, through the Metropolitan Atlanta Tri-Jurisdictional (Tri-J). Mitigation of homelessness is a priority for the County, so in 2013, DeKalb County formed a separate continuum of care in order to provide the most effective level of service to DeKalb citizens and continue to comply with HUD regulations.

Economic Development remains a key priority within the County for 2014. The economic downturn within the County has impacted every facet of DeKalb. The County will work with the community to develop and implement an economic development strategic plan. We will also continue working with the DeKalb Business Enterprise Corporation (DEBCO) to help increase the affordability and accessibility of loans for small businesses and create jobs available for low and moderate income person.

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

The following section summarizes the annual objectives and outcomes for next five years with the assumption of receiving current year funding level over the next five years.

Decent Housing

- Complete a minimum of 18 owner-occupied housing rehab and/or emergency repair cases per year.
- Identify and work with one (1) 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 per year.

Suitable Living Environment

- CDBG funding will also be used to help renovate and expand other facilities as follows: Fire Station 3, The City of Lithonia Streetscapes and Plaza Improvements, and Improvements to Shoal Creek Park.
- Complete the demolition and clearance of a minimum of seven (7) dilapidated houses 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 per year.

3. Evaluation of past performance

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 2012 CAPER, covering the County's performance during Year 5 (1/1/2012-12/31/2012) of the County's 6-year Consolidated Plan, was submitted to HUD on March 30, 2013 and is posted on the DeKalb County Government Website at:

www.co.dekalb.ga.us/commdev/pdf/2012CAPER.pdf

The Program Year 2013 CAPER will cover the County's performance during Year 6 (1/1/2013 - 12/31/2013) of the current Consolidated Plan and the draft document will be issued for public comment in late February of 2014 and submitted to HUD by March 31, 2014.

To date, the County has made significant progress towards achieving the 6 year goals outlined as in the 2008-2013 Consolidated Plan.

The attached chart provides a summary of the County's goals and accomplishments across 14 major initiatives through Year 5 of the 2008-2013 Consolidated Plan.

4. Summary of citizen participation process and consultation process

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 ensure citizen involvement.

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 2014 Annual Action Plan.

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 an 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 item for the draft long term objectives were available for review and comment. The Board of Commissioners approved the Agenda item on May 13, 2013. We presented the Long Term Objectives to all parties who attended the 2014 technical assistance 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 Community Development Advisory Council (CDAC) will met at least 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 the Annual Action Plan.

5. Summary of public comments

HUD Consolidated Plan Citizen Participation Meeting - Public Comment, Maloof Auditorium, May 23, 2013

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. We Have 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.
- Chris states that the land bank authority will be a great tool to help with some of these.
- Abandoned buildings, churches, and homes are a major problem making our neighborhoods unsafe.

Homelessness

- Questions concerning housing for 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.

Infrastructure Improvements

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

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 2014 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 2014 Annual Action Plan is the first 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.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DEKALB COUNTY	Human & Community Development
CDBG Administrator	Byron K. Campbell	Human & Community Development
HOPWA Administrator		
HOME Administrator	Melvia Richards	Human & Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The DeKalb County Human and Community Development Department, serves as the lead agency responsible for the management of agencies administer the programs covered under the 2014-2018 Consolidated Plan, including 2014 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)we work with the full support of the County's CEO, 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 government, 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

David Wu, Planning and Neighborhood Services Manager, DeKalb County Human and Community Development Department, 150 E. Ponce de Leon Avenue, Suite 330, Decatur, Georgia 30030. The telephone number is 404-286-3308, fax number is 404-286-3337.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The process to develop the 2014 -2018 Consolidated Plan was a very public process that provided opportunities for citizen input from the beginning to the end. DeKalb County invited The Emory University Office of Community Partnership to help develop the Consolidated Plan. One major outcome of partnership is the DeKalb Sustainable Neighborhoods Initiative as our partner with us to help conduct the research and develop sustainable neighborhood initiatives. The 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 a pilot program, supported by funding from the U.S. Department of Housing and Urban Development as well as other federal, state, and local agencies. The Initiative aims to improve the quality of life standards within local communities through the design and implementation of a collaborative, comprehensive, community-based strategy for improving the well being of neighborhoods, particularly regarding efforts that foster stronger connections between local schools and community building initiatives. 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. Emory University Office of University-Community Partnerships provides technical assistance, training, and capacity building in support of this effort. We also hosted quarterly homeless focus group meetings, an affordable housing forum, and conducted various interviews with County Departments, community stakeholders and citizens to determine critical needs and long term objectives that the consolidated plan should focus on over the next five years. The meeting was attended by citizens, faith based organizations, County departments, neighborhood associations, homeless service providers, social service agencies and housing authorities.

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

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 Development Department served as the Collaborative Applicant for the CoC in 2012 and submitted 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 and that economies associated with combining like functions are realized. Additionally, the County participates in the Atlanta Regional Commission on Homelessness to help insure collaboration among organizations in the 13 County Atlanta Metropolitan Area.

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 house homeless veterans in the Dedicating Opportunities to End Homelessness campaign. The County collaborated with other jurisdictions in the 100K Homes campaign to help house 250 homeless individuals between March and July 2013.

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

The County collaborates with the CoC in establishing priorities and performance objectives. ESG funding is based on the priorities established by the CoC.

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

1	Agency/Group/Organization	DEKALB COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 2013, 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 2014, 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 Lead-based paint regulations 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.</p>
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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?	Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Board of Health is active with the DeKalb Continuum of Care and provides input and representation in CoC Committee's and Meetings. In soliciting input for the Consolidated Plan the agencies attend the DeKalb Homeless Collaborative Meetings and provided requested input on Homeless Priorities for DeKalb County. The agencies also provided data and information as requested. The ongoing collaboration between the DeKalb Human & Community Development Department and the Board of Health is important to the success of the outcomes of our Long Term Goals and Objectives related to housing the homeless and the special needs populations of the County.

Table 2 – Agencies, groups, organizations who participated

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

The County consulted all identified agency types. Some of the agencies consulted may not be listed above. Please see Agency lists at SP-40 Institutional Delivery Structure.

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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The DeKalb County Human and Community Development Department works and consults with housing, social service agencies and other entities on a variety of issues by attending and participating in meetings, regional meetings, and planning groups that deal with issue that affect the homeless, children, the elderly and those with disabilities including HIV/AIDS. Some of the agencies include the DeKalb County Board of Health for health Initiatives addressing senior health issues, teenage pregnancy and early childhood health and education. The Department serves as the Collaborative Applicant for the recently established DeKalb County CoC. Additionally the Department collaborates with CoCs in other jurisdictions, other jurisdictions, and the State in collecting homeless data, and common issues surrounding mitigating homelessness. The Department also collaborates with the Regional Commission on Homelessness.

Narrative (optional):

PR-15 Citizen Participation

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. The plans for Columbia and Towers are in the final phase of completion.

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 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 Consolidated Plan process requires a thirty day public comment period. The public comment period will be from August 15 through September 13, 2013. During this time period the draft Consolidated Plan document will be available for review on the DeKalb County website, at all DeKalb County regional libraries and at the Community Development Office.

On August 22, 2013 a public hearing was held to solicit citizen comments on the proposed 2014 – 2018 Consolidated Plan and the 2014 Annual Action Plan. During this meeting, citizens were presented with the proposed recommendations for the 2014 Community Development Block Grant (CDBG), the Home Investment Partnership Program (HOME), and the Emergency Shelter Grants Program (ESGP).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See the attached Report DeKalb Housing -Final Report	See the attached Report DeKalb Housing -Final Report	DeKalb County accepts all citizen and stakeholder comments. Any requests/comments received as a part of the 2014-2018 Consolidated Plan, including the 2014 Annual Action Plan process that is not specifically addressed by the DeKalb County Community Development Department will be forwarded to the appropriate County Department will be forwarded to the appropriate County Department.	

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)
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See the attached Questionnaire Replies Summary	See the attached Questionnaire Replies Summary	DeKalb County accepts all citizen and stakeholder comments. Any requests/comments received as a part of the 2014-2018 Consolidated Plan, including the 2014 Annual Action Plan process that is not specifically addressed by the DeKalb County Community Development Department will be forwarded to the appropriate County Department will be forwarded to the appropriate County Department.	

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)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>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 a concern with rent increasing and families facing eviction, so something needs to be done to assist with affordable housing to allow</p>	<p>Homelessness- Questions concerning housing for 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. Infrastructure Improvements- Sidewalks and parks are very important to have in our communities.- Lack of sidewalks in neighborhoods/ and the lack of bike lanes.</p>	<p>DeKalb County accepts all citizen and stakeholder comments. Any requests/comments received as a part of the 2014-2018 Consolidated Plan, including the 2014 Annual Action Plan process that is not specifically addressed by the DeKalb County Community Development Department will be forwarded to the appropriate County Department will be forwarded to the appropriate County Department.</p>	<p>http://www.dekalbcountyga.gov/commdev/publicNotices.html</p>

Consolidated Plan

DEKALB COUNTY

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)
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	None	None	DeKalb County accepts all citizen and stakeholder comments. Any requests/comments received as a part of the 2014-2018 Consolidated Plan, including the 2014 Annual Action Plan process that is not specifically addressed by the DeKalb County Community Development Department will be forwarded to the appropriate County Department will be forwarded to the appropriate County Department.	http://www.dekalbcountyga.gov/commdev/publicNotices.html

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

DeKalb County is one of ten counties that comprise the metropolitan Atlanta region as defined by the Atlanta Regional Commission, the metropolitan area's regional planning agency. According to ARC, "ARC and its predecessor agencies have coordinated the planning efforts in the region since 1947, when the first publicly-supported, multi-county planning agency in the United States was created. At that time, the Metropolitan Planning Commission (MPC) served DeKalb and Fulton counties and the City of Atlanta. Since then, ARC membership has grown to its current size of 10 counties and 70 municipalities."

DeKalb County borders Fulton County on the west side and incorporates a portion of the City of Atlanta. Gwinnet, Rockdale, Henry, and Clayton County join DeKalb County on northeast, east, southeast and south side. DeKalb County covers 268 square miles and is home to ten incorporated municipalities (Map NA-05-1).

The greater Atlanta metropolitan area has experienced some of the most explosive growth and urbanization of any metropolitan area in the country, both in terms of population size and land area. According to the U.S. Bureau of the Census, in 1970, the Atlanta Metropolitan Statistical Area (MSA) comprised five counties (Clayton, Cobb, DeKalb, Fulton, and Gwinnett) covering 4,326 square miles and had a population of 1.6 million. In 2010, the Atlanta MSA had nearly doubled its geographic area (8,376 square miles, bigger than three states and nearly as large as the state of New Jersey), included 28 counties, and had a total population of 5.3 million.

While DeKalb County experienced a population increase of 66 percent between 1970 and 2010, it grew more slowly than most of the other counties in the ARC 10-county region, which as a whole nearly tripled its population over the past 40 years (Table NA-05-1). During the past two decades, DeKalb County has had the slowest growth rate among the ten ARC counties.

Despite an impressive array of assets and the locational advantages from its central place within the region—proximity to Atlanta's Hartsfield-Jackson International Airport and access to two major interstate highways and the Perimeter highway. Decisions over the next decade will likely have significant consequences for the county's place in the region and the well-being of the families, individuals, and businesses that call DeKalb County home.

Population – DeKalb County's population in the 2010 decennial census was 691,893, a 3.9 percent increase from 2010. As a result, DeKalb declined to the third largest county in the ARC 10-county area (surpassed by Gwinnett County) and just slightly ahead of Cobb County (688,078). According to the ARC's population projections, last issued in 2009, DeKalb's population is projected to increase to

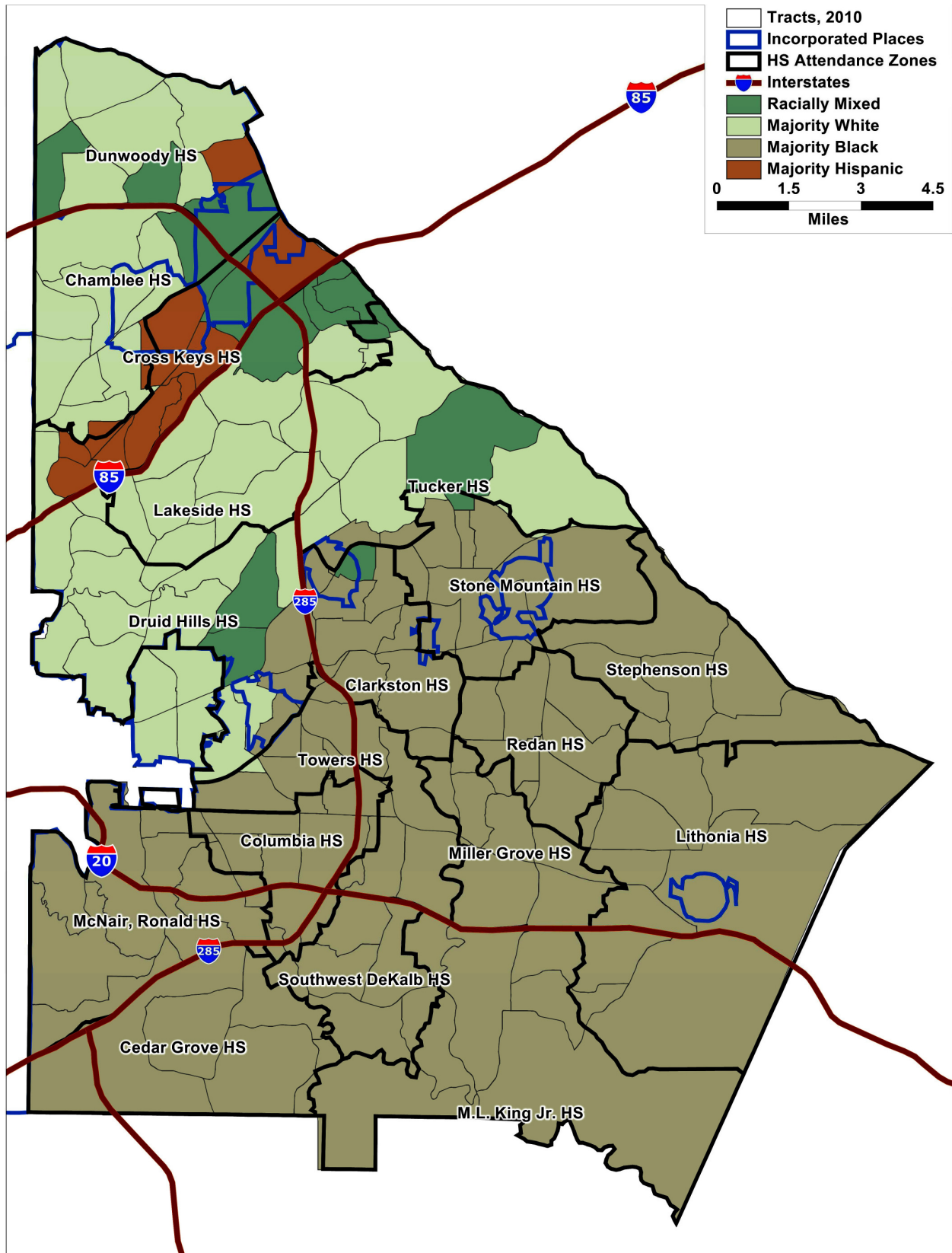
832,422 in 2020, an increase of 12.7% from the 2010 projection of 738,752, which came in about 7% higher than the actual 2010 census count.

**Table NA-05-3.
DeKalb County Population by Race and Hispanic Origin, 1980 - 2010**

	1980	1990	2000	2010
All Persons	483,024	545,837	665,865	691,893
Number of Persons				
<i>Not of Hispanic Origin</i>	475,554	530,218	613,323	624,069
White	338,929	284,025	214,685	203,395
Black or African American	129,933	228,922	358,381	370,963
Asian, Pacific Islander, American Indian, Alaska Native	5,132	16,845	27,703	36,657
American Indian and Alaska Native		893	964	1,239
Asian or Pacific Islander		15,952	26,739	35,418
Asian			26,483	35,173
Native Hawaiian and Other Pacific Islander			256	245
Other	1,560	426	12,554	13,054
Some Other Race			1,674	1,644
Two or More Races			10,880	11,410
Hispanic or Latino	7,470	15,619	52,542	67,824
Percent of Total County Population				
<i>Not of Hispanic Origin</i>	70.2	52.0	32.2	29.4
White	70.2	52.0	32.2	29.4
Black or African American	26.9	41.9	53.8	53.6
Asian, Pacific Islander, American Indian, Alaska Native	1.1	3.1	4.2	5.3
American Indian and Alaska Native	0.0	0.2	0.1	0.2
Asian or Pacific Islander	0.0	2.9	4.0	5.1
Asian	0.0	0.0	4.0	5.1
Native Hawaiian and Other Pacific Islander	0.0	0.0	0.0	0.0
Other	0.3	0.1	1.9	1.9
Some Other Race	0.0	0.0	0.3	0.2
Two or More Races	0.0	0.0	1.6	1.6
Hispanic or Latino	1.5	2.9	7.9	9.8
Percentage Change				
All Persons		13.0	22.0	3.9
<i>Not of Hispanic Origin</i>				
White		-16.2	-24.4	-5.3
Black or African American		76.2	56.6	3.5
Asian, Pacific Islander, American Indian, Alaska Native		228.2	64.5	32.3
American Indian and Alaska Native		--	8.0	28.5
Asian or Pacific Islander		--	67.6	32.5
Asian		--	--	32.8
Native Hawaiian and Other Pacific Islander		--	--	-4.3
Other		-72.7	2846.9	4.0
Some Other Race		--	--	-1.8
Two or More Races		--	--	4.9
Hispanic or Latino		109.1	236.4	29.1

Source: U.S. Bureau of the Census.

Table NA-05-3 DeKalb County Population by Race and Hispanic Origin 1980-2010



Data Source: 2010 Census

Map NA-05-1 Race and Ethnicity, 2010

Diversity, Age, Education Attainment

Diversity – As shown in Table NA-05-2, DeKalb County’s white population has steadily declined over the past forty years, dropping from 86 percent in 1970 to 33 percent in 2010. In 2000, the county became a majority minority county, with 54.2 percent of DeKalb’s population comprised of African Americans. The county’s African American population grew by only 4 percent over the last decade, the lowest growth rate among the 10 ARC counties, though the African American share of the county population (54.3%) remained essentially the same in 2010. The fastest growing segment of DeKalb’s population, based on the 2000-2010 period, is the Asian population, which grew by 32.8 percent over the last decade, followed closely by the Hispanic/Latino population (29.1%) (Table NA-05-3). Map NA-05-1 shows the distribution of DeKalb County’s 2010 population based on race and ethnicity.

DeKalb County continues to be a central destination for many refugee arrivals in the state of Georgia, though the rate of increase in DeKalb’s refugee population has slowed over the past six years (46% increase) versus the state as a whole (78% increase). DeKalb County’s share of the state’s refugee arrivals has declined from 72.8 percent in 2007 to 59.6 percent in 2012. Overall, more than two-thirds of the refugees who arrived in Georgia during this period (67.1%) took up residence in DeKalb County (Table NA-05-4).

Age – According to the census data reported in Table NA-05-5, DeKalb County’s children and youth population has steadily declined over the past four decades, with the sharpest declines occurring for the population between the ages of 5 and 17 years. Indeed, DeKalb was the only county among the ARC 10 counties that actually lost population in this age group between 2000 and 2010. In 1970 this population cohort comprised more than one in four (27.2%) of all county residents; by 2010 this share had declined to 16.6%, or about one in six residents. Map NA-05-2 displays the spatial distribution of the county’s population under age 5. The adult population, ages 18-64, has a slightly higher share in DeKalb than in the 10-county area as a whole (67.1% v. 65.3%), as does the elderly population, ages 65 and over (9.0% v. 8.5%). Though the 65 and over age cohort was the fastest growing segment of the population in each of the ARC 10-counties (Figure NA-05-1), DeKalb had the lowest rate of growth among the elderly population (16.9%), which was less than half the overall rate (39.7%) for the ARC 10-county area. Map NA-05-3 illustrates the geographic distribution of DeKalb County’s elderly population for census block groups, based on the 2010 census count.

Educational Attainment – For much of the past forty years DeKalb County has had educational attainment levels among its adult population that were much higher than that for the ARC 10-county region. However, that advantage in educational attainment—at both the high school and college and above levels—has eroded over the past two decades (Table NA-05-6). In 2010, the share of DeKalb County adults, age 25 years and over, with a high school degree or higher (88.1%) and a college degree or higher (37.6%) were essentially the same as that reported for the 10-county ARC area. Over the past decade, DeKalb County had the lowest percentage increase for adults with a high school degree or higher and adults with a college degree or higher among the 10 counties in the ARC region.

Housing, Employment, Median Income

Housing – For each of the past two decades DeKalb County has had the lowest percentage increase in the number of housing units among the 10 ARC counties (Table NA-05-7). Though DeKalb County has consistently enjoyed a housing vacancy rate below the 10-county ARC area wide rate, in 2010 the county’s vacancy rate (10.9%) was slightly higher than the 10-county region total (10.6%), and third highest among the 10 ARC counties. The combination of much slower population growth and a much higher rate of foreclosures have both contributed to the high vacancy rates in DeKalb County. In terms of housing tenure, the share of occupied housing units that were owner-occupied has steadily declined since 1970, dropping from 64.4 percent in 1970 to 56.9 percent in 2010 while the share of renter-occupied housing units has increased from 35.6 percent to 43.1 percent (Table NA-05-8). Over the past decade, DeKalb has had the second lowest percentage increase in both owner- and renter-occupied housing units among the 10 ARC counties. Only Clayton County had a slower growth rate (3.8%) for owner-occupied units and Fulton County had a slightly lower growth rate (13.0%) for renter-occupied housing.

Employment – As was the case for the county’s share of the 10-county area population, DeKalb’s share of the region’s employment has also steadily declined over the past four decades, dropping from 24 percent in 1980 to 15 percent in 2010, according to ARC’s employment estimates. A similar decline is reported by the U.S. Census Bureau’s *County Business Patterns* (Table NA-05-9). Overall, according to the ARC estimates, the total number of jobs in the county increased by 35 percent during this period as compared to 110 percent for the 10-county area (27% and 123% respectively based on *County Business Patterns* data).

Median Income – The ratio of the median family income in DeKalb County to the median family income for the 10-county ARC region has dropped sharply over the past four decades, falling from 1.21 in 1970 (DeKalb’s median family income was 21 percent higher than the 10-county area median family income) to .97 in 1989 (about the same), to .87 in 2009 (13 percent below the 10-county area median family income) (Table NA-05-10). Over the past decade, the median family income in DeKalb County only grew by 3.9 percent, slightly below the overall 10-county median. Only three counties (Rockdale, Clayton, and Gwinnett) experienced slower growth (or decline) in median family income between 1999 and 2009. Map NA-05-4 shows the geographic distribution of median household income for DeKalb County block groups, based on the American Community Survey five year estimates for 2006-2010. Table NA-05-11 reports the HUD Income Limits for DeKalb County for 2012, based on an Area wide Median Income of \$69,300. Map NA-05-5 shows the spatial distribution of the block groups in DeKalb County with over 51 percent low- and moderate-income persons (i.e., 51% or more of the households in the block group have incomes below 80% of the Area wide Median Income).

Poverty, Summary

Poverty – During the past decade, Atlanta’s suburbs had one of the highest rates of growth of poverty among all metropolitan areas. In DeKalb, the poverty rate nearly doubled between 2000 and 2009, rising

from 10.8 percent to 19.2 percent. Overall, the number of persons below the poverty level in DeKalb County increased by 85 percent between 2000 and 2009, which was below the rate of increase recorded for the ARC 10-county area. Only one other county (Fulton, 23.6%) had an increase of less than 100 percent for its poverty population. Three counties (Fayette, Gwinnett, and Henry) saw their poverty populations increase by 200 percent or more (Table NA-05-10). Map NA-05-6 displays the spatial distribution of DeKalb County's poverty population, based on the American Community Survey five-year estimates for 2006-2010.

Summary – Figure NA-05-2 summarizes the county's share of the ARC 10-county region total for selected indicators for the period 1970-2010. The figure shows that the county's shares of the region's population, housing units, and jobs have all steadily declined. The steepest decline can be seen in the county's share of the region's college graduates, which dropped by more than half, falling from 38.9 in 1970 to 17.2 in 2010. This trend, coupled with the trend in the county's share of the region's poor, bodes a rather ominous message. DeKalb County now has a larger share of the region's poor population than of the region's college graduates.

**Table NA-05-1.
Population Growth and Change, 1970-2010 by County
Atlanta Regional Commission 10-County Area**

<i>County</i>	<i>1970</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>
Cherokee	31,059	51,699	90,204	141,903	214,346
Clayton	98,043	150,357	182,052	236,517	259,424
Cobb	196,793	297,718	447,745	607,751	688,078
DeKalb	415,387	483,024	545,837	665,865	691,893
Douglas	28,659	54,573	71,120	92,174	132,403
Fayette	11,364	29,043	62,415	91,263	106,567
Fulton	607,592	589,904	648,951	816,006	920,581
Gwinnett	72,349	166,903	352,910	588,448	805,321
Henry	23,724	36,309	58,741	119,341	203,922
Rockdale	18,152	36,747	54,091	70,111	85,215
Total	1,503,122	1,896,277	2,514,066	3,429,379	4,107,750
City of Atlanta	496,973	425,022	394,017	416,474	420,003

<i>County</i>	<i>% Change 1970-1980</i>	<i>% Change 1980-1990</i>	<i>% Change 1990-2000</i>	<i>% Change 2000-2010</i>
Cherokee	66.5	74.5	57.3	51.1
Clayton	53.4	21.1	29.9	9.7
Cobb	51.3	50.4	35.7	13.2
DeKalb	16.3	13.0	22.0	3.9
Douglas	90.4	30.3	29.6	43.6
Fayette	155.6	114.9	46.2	16.8
Fulton	-2.9	10.0	25.7	12.8
Gwinnett	130.7	111.4	66.7	36.9
Henry	53.0	61.8	103.2	70.9
Rockdale	102.4	47.2	29.6	21.5
Total	26.2	32.6	36.4	19.8
City of Atlanta	-14.5	-7.3	5.7	0.8

Source: U.S. Bureau of the Census

Table NA-05-1

Table NA-05-2.
Race and Ethnicity, 1970-2010 by County
Atlanta Regional Commission 10-County Area

Number of Persons	White					Black				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	29,875	50,324	87,690	131,128	185,536	1,181	1,116	1,693	3,525	12,117
Clayton	93,381	137,950	131,729	89,741	48,960	4,447	10,494	43,403	121,927	171,480
Cobb	188,234	281,625	391,959	439,991	428,023	8,216	13,055	44,154	114,233	171,774
DeKalb	357,536	344,254	292,310	238,521	230,156	56,877	130,980	230,425	361,111	375,725
Douglas	26,030	51,444	64,734	71,235	69,458	2,609	2,818	5,597	17,065	52,290
Fayette	9,410	27,591	57,729	76,541	75,802	1,954	1,276	3,380	10,465	21,395
Fulton	369,815	280,334	309,901	392,598	409,697	236,497	303,508	324,008	363,656	405,575
Gwinnett	68,611	161,263	320,971	427,883	429,563	3,641	4,094	18,175	78,224	190,167
Henry	16,132	29,646	52,112	97,116	112,201	7,580	6,363	6,088	17,523	75,277
Rockdale	14,999	33,220	48,915	53,100	38,187	3,129	3,186	4,355	12,771	39,559
Total	1,174,023	1,397,651	1,758,050	2,017,854	2,027,583	326,131	476,890	681,258	1,100,500	1,515,359
City of Atlanta	240,503	137,879	122,327	138,352	161,115	255,051	282,911	264,262	255,689	226,894

	Percentage of Total County Population					Percentage of Total County Population				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	96.2	97.3	97.2	92.4	86.6	3.8	2.2	1.9	2.5	5.7
Clayton	95.2	91.7	72.4	37.9	18.9	4.5	7.0	23.8	51.6	66.1
Cobb	95.7	94.6	87.5	72.4	62.2	4.2	4.4	9.9	18.8	25.0
DeKalb	86.1	71.3	53.6	35.8	33.3	13.7	27.1	42.2	54.2	54.3
Douglas	90.8	94.3	91.0	77.3	52.5	9.1	5.2	7.9	18.5	39.5
Fayette	82.8	95.0	92.5	83.9	71.1	17.2	4.4	5.4	11.5	20.1
Fulton	60.9	47.5	47.8	48.1	44.5	38.9	51.5	49.9	44.6	44.1
Gwinnett	94.8	96.6	90.9	72.7	53.3	5.0	2.5	5.2	13.3	23.6
Henry	68.0	81.6	88.7	81.4	55.0	32.0	17.5	10.3	14.7	36.9
Rockdale	82.6	90.4	90.4	75.7	44.8	17.2	8.7	8.1	18.2	46.4
Total	78.1	73.7	69.9	58.8	49.4	21.7	25.1	27.1	32.1	36.9
City of Atlanta	48.4	32.4	31.0	33.2	38.4	51.3	66.6	67.1	61.4	54.0

	Percentage Change				Percentage Change			
	1970-1980	1980-1990	1990-2000	2000-2010	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	68.4	74.3	49.5	41.5	-5.5	51.7	108.2	243.7
Clayton	47.7	-4.5	-31.9	-45.4	136.0	313.6	180.9	40.6
Cobb	49.6	39.2	12.3	-2.7	58.9	238.2	158.7	50.4
DeKalb	-3.7	-15.1	-18.4	-3.5	130.3	75.9	56.7	4.0
Douglas	97.6	25.8	10.0	-2.5	8.0	95.6	204.9	206.4
Fayette	193.2	109.2	32.6	-1.0	-34.7	164.9	209.6	104.4
Fulton	-24.2	10.5	26.7	4.4	28.3	6.8	12.2	11.5
Gwinnett	135.0	99.0	33.3	0.4	12.4	343.9	330.4	143.1
Henry	83.8	75.8	86.4	15.5	-16.1	-4.6	188.8	329.6
Rockdale	121.5	47.2	8.6	-28.1	1.8	36.7	193.2	209.8
Total	19.0	25.8	14.8	0.5	46.2	42.9	61.5	37.7
City of Atlanta	-42.7	-11.3	13.1	16.5	10.9	-6.6	-3.2	-11.3

Source: U.S. Bureau of the Census.

Table NA-05-2

Table NA-05-2, cont'd.
Race and Ethnicity, 1970-2010 by County
Atlanta Regional Commission 10-County Area

Number of Persons	Other Race					Hispanic/Latino				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	3	99	821	7,250	16,693	46	346	1,059	7,695	20,566
Clayton	215	636	6,920	24,849	38,984	660	1,617	3,746	17,728	35,447
Cobb	343	933	11,632	53,527	88,281	1,461	2,840	9,403	46,964	84,330
DeKalb	974	2,552	23,102	66,233	86,012	5,471	7,470	15,619	52,542	67,824
Douglas	20	89	789	3,674	10,655	43	377	749	2,640	11,125
Fayette	0	56	1,306	4,257	9,370	16	224	994	2,582	6,780
Fulton	1,280	2,492	15,042	59,752	105,309	6,052	7,574	13,373	48,056	72,596
Gwinnett	97	404	13,784	82,341	185,591	182	1,426	8,470	64,137	162,035
Henry	12	138	561	4,702	16,444	48	276	463	2,862	11,813
Rockdale	24	48	821	4,240	7,469	62	251	594	4,182	8,063
Total	2,968	7,447	74,758	311,025	564,808	14,041	22,404	54,470	249,218	480,529
City of Atlanta	1,419	4,232	7,428	22,433	31,994	5,074	5,842	7,525	18,720	21,815

	Percentage of Total County Population				Percentage of Total County Population					
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	0.0	0.2	0.9	5.1	7.8	0.1	0.7	1.2	5.4	9.6
Clayton	0.2	0.4	3.8	10.5	15.0	0.7	1.1	2.1	7.5	13.7
Cobb	0.2	0.3	2.6	8.8	12.8	0.7	1.0	2.1	7.7	12.3
DeKalb	0.2	0.5	4.2	9.9	12.4	1.3	1.5	2.9	7.9	9.8
Douglas	0.1	0.2	1.1	4.2	8.0	0.2	0.7	1.1	2.9	8.4
Fayette	0.0	0.2	2.1	4.7	8.8	0.1	0.8	1.6	2.8	6.3
Fulton	0.2	0.4	2.3	7.3	11.4	1.0	1.3	2.1	5.9	7.9
Gwinnett	0.1	0.2	3.9	14.0	23.0	0.3	0.9	2.4	10.9	20.1
Henry	0.1	0.4	1.0	3.9	8.1	0.2	0.8	0.8	2.3	5.8
Rockdale	0.1	0.1	1.5	8.0	8.8	0.3	0.7	1.1	6.0	9.5
Total	0.2	0.4	3.0	9.1	13.7	0.9	1.2	2.2	7.3	11.7
City of Atlanta	0.3	1.0	1.9	5.4	7.6	1.0	1.4	1.9	4.5	5.2

	Percentage Change				Percentage Change			
	1970-1980	1980-1990	1990-2000	2000-2010	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	3200.0	729.3	783.1	130.2	652.2	206.1	626.6	167.3
Clayton	195.8	988.1	259.1	56.9	145.0	131.7	373.3	99.9
Cobb	172.0	1146.7	360.2	64.9	94.4	231.1	399.5	79.6
DeKalb	162.0	806.3	186.7	29.8	36.5	109.1	236.4	29.1
Douglas	345.0	786.5	391.0	175.0	776.7	98.7	252.5	321.4
Fayette	--	2232.1	226.0	120.1	1300.0	343.8	159.8	161.8
Fulton	94.7	503.6	297.2	76.2	25.1	76.6	259.4	51.0
Gwinnett	316.5	3306.9	498.2	125.4	683.5	494.0	657.2	152.6
Henry	1050.0	306.5	738.1	249.7	481.3	65.9	481.4	338.8
Rockdale	100.0	1610.4	416.4	76.2	304.8	136.7	604.0	92.8
Total	150.9	903.9	316.0	81.6	59.6	143.1	357.5	92.8
City of Atlanta	198.2	75.5	202.0	42.6	15.1	28.8	148.8	16.5

Source: U.S. Bureau of the Census.

Table NA-05-2 Cont'd

Table NA-05-5.
Age of Population, 1970-2010 by County
Atlanta Regional Commission 10-County Area

Number of Persons	Under 5 years					5 to 17 years				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	3,152	4,276	8,242	11,670	15,801	8,077	12,541	17,101	28,440	43,119
Clayton	11,161	12,384	15,135	19,726	21,939	28,034	36,884	35,720	51,195	53,040
Cobb	19,643	21,009	33,904	43,938	48,318	54,323	65,676	79,340	114,468	128,169
DeKalb	38,103	31,115	38,657	47,357	50,407	113,018	103,523	90,896	116,621	114,729
Douglas	3,030	4,732	5,602	6,735	9,732	7,936	14,141	14,547	18,700	27,801
Fayette	1,069	2,048	4,399	5,325	4,913	3,218	7,864	13,828	21,229	23,188
Fulton	51,551	40,242	48,217	59,819	62,581	146,572	118,920	108,998	142,471	157,105
Gwinnett	7,932	13,907	30,491	47,075	62,242	19,713	40,070	68,223	118,918	172,465
Henry	2,164	2,859	4,730	9,688	13,835	7,287	8,456	11,486	25,173	45,822
Rockdale	1,934	2,862	4,090	4,480	5,763	5,051	9,343	11,237	14,808	17,151
Total	139,739	135,434	193,467	252,813	295,531	393,229	417,220	451,346	652,023	782,587
City of Atlanta	42,950	29,977	29,903	26,666	26,789	116,585	83,906	65,017	66,338	54,621

	Percentage of Total County Population				Percentage of Total County Population					
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	10.1	8.3	9.1	8.2	7.4	26.0	24.3	19.0	20.0	20.1
Clayton	11.4	8.2	8.3	8.3	8.5	28.6	24.5	19.6	21.6	20.4
Cobb	10.0	7.1	7.6	7.2	7.0	27.6	22.1	17.7	18.8	18.6
DeKalb	9.2	6.4	7.1	7.1	7.3	27.2	21.4	16.7	17.5	16.6
Douglas	10.6	8.7	7.9	7.3	7.4	27.7	25.9	20.5	20.3	21.0
Fayette	9.4	7.1	7.0	5.8	4.6	28.3	26.4	22.2	23.3	21.8
Fulton	8.5	6.8	7.4	7.0	6.8	24.1	20.2	16.8	17.5	17.1
Gwinnett	11.0	8.3	8.6	8.0	7.7	27.2	24.0	19.3	20.2	21.4
Henry	9.1	7.9	8.1	8.1	6.8	30.7	23.3	19.6	21.1	22.5
Rockdale	10.7	7.8	7.6	6.4	6.8	27.8	25.4	20.8	21.1	20.1
Total	9.3	7.1	7.7	7.4	7.2	26.2	22.0	18.0	19.0	19.1
City of Atlanta	8.6	7.1	7.6	6.4	6.4	23.5	19.7	16.5	15.9	13.0

	Percentage Change				Percentage Change			
	1970-1980	1980-1990	1990-2000	2000-2010	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	35.7	92.8	41.6	35.4	55.3	36.4	66.3	51.6
Clayton	11.0	22.2	30.3	11.2	31.6	-3.2	43.3	3.6
Cobb	7.0	61.4	29.6	10.0	20.9	20.8	44.3	12.0
DeKalb	-18.3	24.2	22.5	6.4	-8.4	-12.2	28.3	-1.6
Douglas	56.2	18.4	20.2	44.5	78.2	2.9	28.5	48.7
Fayette	91.6	114.8	21.1	-7.7	138.2	80.4	53.5	9.2
Fulton	-21.9	19.8	17.8	10.1	-18.9	-8.4	30.7	10.3
Gwinnett	75.3	119.2	54.4	32.2	103.3	70.3	74.3	45.0
Henry	32.1	65.4	104.8	42.8	16.1	35.8	119.2	82.0
Rockdale	48.0	42.9	9.5	28.6	85.0	20.3	31.8	15.8
Total	-3.1	42.8	30.7	16.9	6.1	8.2	44.5	20.0
City of Atlanta	-30.2	-0.2	-10.8	0.5	-28.0	-22.5	2.0	-17.7

Source: U.S. Bureau of the Census.

Table NA-05-5

Table NA-05-5, cont'd.
Age of Population, 1970-2010 by County
Atlanta Regional Commission 10-County Area

Number of Persons	18 - 64 years					65 years and over				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	17,151	30,749	58,541	92,440	135,728	2,679	4,133	6,320	9,353	19,698
Clayton	55,794	94,568	120,572	151,673	167,209	3,054	6,521	10,625	13,923	17,236
Cobb	113,913	194,728	306,238	407,309	451,619	8,914	16,305	28,263	42,036	59,972
DeKalb	242,343	314,403	369,828	448,663	464,529	21,923	33,983	46,456	53,224	62,228
Douglas	15,700	32,252	45,974	59,781	83,626	1,993	3,448	4,997	6,958	11,244
Fayette	6,177	17,609	39,720	56,605	64,923	900	1,722	4,468	8,104	13,545
Fulton	356,825	369,286	426,974	547,726	617,471	52,644	61,456	64,792	68,990	83,424
Gwinnett	40,370	104,363	237,420	390,856	515,509	4,334	8,563	16,776	31,599	55,105
Henry	12,350	21,792	37,596	75,656	127,217	1,923	3,200	4,929	8,824	17,048
Rockdale	9,892	21,958	34,420	44,367	53,235	1,275	2,584	4,344	6,456	9,066
Total	870,515	1,201,708	1,677,283	2,275,076	2,681,066	99,639	141,915	191,970	249,467	348,566
City of Atlanta	292,214	262,073	254,665	282,935	297,254	45,224	49,066	44,432	40,535	41,339

	Percentage of Total County Population					Percentage of Total County Population				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	55.2	59.5	64.9	65.1	63.3	8.6	8.0	7.0	6.6	9.2
Clayton	56.9	62.9	66.2	64.1	64.5	3.1	4.3	5.8	5.9	6.6
Cobb	57.9	65.4	68.4	67.0	65.6	4.5	5.5	6.3	6.9	8.7
DeKalb	58.3	65.1	67.8	67.4	67.1	5.3	7.0	8.5	8.0	9.0
Douglas	54.8	59.1	64.6	64.9	63.2	7.0	6.3	7.0	7.5	8.5
Fayette	54.4	60.6	63.6	62.0	60.9	7.9	5.9	7.2	8.9	12.7
Fulton	58.7	62.6	65.8	67.1	67.1	8.7	10.4	10.0	8.5	9.1
Gwinnett	55.8	62.5	67.3	66.4	64.0	6.0	5.1	4.8	5.4	6.8
Henry	52.1	60.0	64.0	63.4	62.4	8.1	8.8	8.4	7.4	8.4
Rockdale	54.5	59.8	63.6	63.3	62.5	7.0	7.0	8.0	9.2	10.6
Total	57.9	63.4	66.7	66.3	65.3	6.6	7.5	7.6	7.3	8.5
City of Atlanta	58.8	61.7	64.6	67.9	70.8	9.1	11.5	11.3	9.7	9.8

Percentage Change	Percentage Change				Percentage Change			
	1970-1980	1980-1990	1990-2000	2000-2010	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	79.3	90.4	57.9	46.8	54.3	52.9	48.0	110.6
Clayton	69.5	27.5	25.8	10.2	113.5	62.9	31.0	23.8
Cobb	70.9	57.3	33.0	10.9	82.9	73.3	48.7	42.7
DeKalb	29.7	17.6	21.3	3.5	55.0	36.7	14.6	16.9
Douglas	105.4	42.5	30.0	39.9	73.0	44.9	39.2	61.6
Fayette	185.1	125.6	42.5	14.7	91.3	159.5	81.4	67.1
Fulton	3.5	15.6	28.3	12.7	16.7	5.4	6.5	20.9
Gwinnett	158.5	127.5	64.6	31.9	97.6	95.9	88.4	74.4
Henry	76.5	72.5	101.2	68.2	66.4	54.0	79.0	93.2
Rockdale	122.0	56.8	28.9	20.0	102.7	68.1	48.6	40.4
Total	38.0	39.6	35.6	17.8	42.4	35.3	30.0	39.7
City of Atlanta	-10.3	-2.8	11.1	5.1	8.5	-9.4	-8.8	2.0

Source: U.S. Bureau of the Census.

Table NA-05-5 Cont'd

Table NA-05-7.
Total Housing Units and Vacant Housing Units, by County, 1970-2010
Atlanta Regional Commission 10-County Area

	Total Housing Units					Vacant Housing Units				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	9,932	17,638	33,840	51,937	82,360	576	790	2,531	2,442	6,424
Clayton	29,440	52,986	71,926	86,461	104,705	1,523	2,537	6,403	4,218	14,072
Cobb	61,190	113,254	189,872	237,522	286,490	2,705	6,659	18,584	10,035	26,434
DeKalb	129,712	181,798	231,520	261,231	304,968	5,623	8,876	22,830	11,892	33,159
Douglas	8,677	17,748	26,495	34,825	51,672	432	837	2,218	2,003	5,048
Fayette	3,437	9,615	22,428	32,726	40,793	221	407	1,374	1,202	2,626
Fulton	207,816	246,334	297,503	348,632	437,105	10,261	21,026	40,363	27,390	60,728
Gwinnett	22,235	58,020	137,608	209,682	291,547	912	2,793	10,637	7,365	23,028
Henry	6,863	12,258	21,275	43,166	76,533	332	628	1,263	1,793	6,278
Rockdale	5,538	12,142	19,963	25,082	33,272	339	550	1,626	1,030	3,245
Total	484,840	721,793	1,052,430	1,331,264	1,709,445	22,924	45,103	107,829	69,370	181,042
City of Atlanta	170,873	178,744	182,754	186,925	224,573	8,582	16,191	27,002	18,778	39,431

	Percentage of Total County Housing Units					Percentage of Total County Housing Units				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	100.0	100.0	100.0	100.0	100.0	5.8	4.5	7.5	4.7	7.8
Clayton	100.0	100.0	100.0	100.0	100.0	5.2	4.8	8.9	4.9	13.4
Cobb	100.0	100.0	100.0	100.0	100.0	4.4	5.9	9.8	4.2	9.2
DeKalb	100.0	100.0	100.0	100.0	100.0	4.3	4.9	9.9	4.6	10.9
Douglas	100.0	100.0	100.0	100.0	100.0	5.0	4.7	8.4	5.8	9.8
Fayette	100.0	100.0	100.0	100.0	100.0	6.4	4.2	6.1	3.7	6.4
Fulton	100.0	100.0	100.0	100.0	100.0	4.9	8.5	13.6	7.9	13.9
Gwinnett	100.0	100.0	100.0	100.0	100.0	4.1	4.8	7.7	3.5	7.9
Henry	100.0	100.0	100.0	100.0	100.0	4.8	5.1	5.9	4.2	8.2
Rockdale	100.0	100.0	100.0	100.0	100.0	6.1	4.5	8.1	4.1	9.8
Total	100.0	100.0	100.0	100.0	100.0	4.7	6.2	10.2	5.2	10.6
City of Atlanta	100.0	100.0	100.0	100.0	100.0	5.0	9.1	14.8	10.0	17.6

	Percentage Change				Percentage Change			
	1970-1980	1980-1990	1990-2000	2000-2010	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	77.6	91.9	53.5	58.6	37.2	220.4	-3.5	163.1
Clayton	80.0	35.7	20.2	21.1	66.6	152.4	-34.1	233.6
Cobb	85.1	67.7	25.1	20.6	146.2	179.1	-46.0	163.4
DeKalb	40.2	27.4	12.8	16.7	57.9	157.2	-47.9	178.8
Douglas	104.5	49.3	31.4	48.4	93.8	165.0	-9.7	152.0
Fayette	179.7	133.3	45.9	24.7	84.2	237.6	-12.5	118.5
Fulton	18.5	20.8	17.2	25.4	104.9	92.0	-32.1	121.7
Gwinnett	160.9	137.2	52.4	39.0	206.3	280.8	-30.8	212.7
Henry	78.6	73.6	102.9	77.3	89.2	101.1	42.0	250.1
Rockdale	119.2	64.4	25.6	32.7	62.2	195.6	-36.7	215.0
Total	48.9	45.8	26.5	28.4	96.8	139.1	-35.7	161.0
City of Atlanta	4.6	2.2	2.3	20.1	88.7	66.8	-30.5	110.0

Source: U.S. Bureau of the Census.

Table NA-05-7

Table NA-05-8.
Housing Tenure, by County, 1970-2010
Atlanta Regional Commission 10-County Area

	Owner-Occupied					Renter-Occupied				
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	6,971	13,842	25,828	41,502	60,400	2,385	3,006	5,481	7,993	15,536
Clayton	19,922	32,458	38,501	49,844	51,730	7,995	17,991	27,022	32,399	38,903
Cobb	40,877	70,759	110,678	155,055	173,965	17,808	35,836	60,610	72,432	86,091
DeKalb	79,910	102,869	120,587	145,825	154,647	44,179	70,053	88,103	103,514	117,162
Douglas	6,412	14,067	18,890	24,564	32,571	1,833	2,844	5,387	8,258	14,053
Fayette	2,381	8,041	18,146	27,252	31,626	835	1,167	2,908	4,272	6,541
Fulton	90,207	104,667	127,318	167,119	202,262	107,348	120,641	129,822	154,123	174,115
Gwinnett	16,082	43,115	86,811	146,543	189,167	5,241	12,112	40,160	55,774	79,352
Henry	4,555	9,553	16,691	35,268	54,139	1,976	2,077	3,321	6,105	16,116
Rockdale	3,690	9,564	13,766	17,924	21,134	1,508	2,028	4,551	6,128	8,893
Total	270,807	408,935	577,226	810,896	971,641	191,109	267,755	367,375	450,998	556,762
City of Atlanta	66,789	67,045	67,159	73,473	83,154	95,502	95,508	88,593	94,674	101,988

	Percentage of Occupied Housing Units				Percentage of Occupied Housing Units					
	1970	1980	1990	2000	2010	1970	1980	1990	2000	2010
Cherokee	74.5	82.2	82.5	83.9	79.5	25.5	17.8	17.5	16.1	20.5
Clayton	71.4	64.3	58.8	60.6	57.1	28.6	35.7	41.2	39.4	42.9
Cobb	69.6	66.4	64.6	68.2	66.9	30.4	33.6	35.4	31.8	33.1
DeKalb	64.4	59.5	57.8	58.5	56.9	35.6	40.5	42.2	41.5	43.1
Douglas	77.8	83.2	77.8	74.8	69.9	22.2	16.8	22.2	25.2	30.1
Fayette	74.0	87.3	86.2	86.4	82.9	26.0	12.7	13.8	13.6	17.1
Fulton	45.7	46.5	49.5	52.0	53.7	54.3	53.5	50.5	48.0	46.3
Gwinnett	75.4	78.1	68.4	72.4	70.4	24.6	21.9	31.6	27.6	29.6
Henry	69.7	82.1	83.4	85.2	77.1	30.3	17.9	16.6	14.8	22.9
Rockdale	71.0	82.5	75.2	74.5	70.4	29.0	17.5	24.8	25.5	29.6
Total	58.6	60.4	61.1	64.3	63.6	41.4	39.6	38.9	35.7	36.4
City of Atlanta	41.2	41.2	43.1	43.7	44.9	58.8	58.8	58.9	56.3	55.1

	Percentage Change				Percentage Change			
	1970-1980	1980-1990	1990-2000	2000-2010	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	98.6	86.6	60.7	45.5	26.0	82.3	45.8	94.4
Clayton	62.9	18.6	29.5	3.8	125.0	50.2	19.9	20.1
Cobb	74.0	56.4	40.1	12.2	101.2	69.1	19.5	18.9
DeKalb	28.7	17.2	20.9	6.0	58.6	25.8	17.5	13.2
Douglas	119.4	34.2	30.1	32.6	55.2	89.8	53.0	70.2
Fayette	237.7	125.7	50.2	16.1	39.8	149.2	46.9	53.1
Fulton	16.0	21.6	31.3	21.0	12.4	7.6	18.7	13.0
Gwinnett	168.1	101.3	68.8	29.1	131.1	231.6	38.9	42.3
Henry	109.7	74.7	111.3	53.5	5.1	59.9	83.8	164.0
Rockdale	159.2	44.1	30.0	17.9	34.4	124.4	34.7	45.1
Total	51.0	47.2	40.5	19.8	40.1	37.2	22.8	23.5
City of Atlanta	0.4	0.2	9.4	13.2	0.0	-7.2	6.9	7.7

Source: U.S. Bureau of the Census

Table NA-05-8

Table NA-05-9.
 Employment by County, 1970-2010
 Atlanta Regional Commission 10-County Area

	Total Employment -- ARC Estimates					Total Employment -- County Business Patterns				
	1980	1990	2000	2006	2009	1970	1980	1990	2000	2010
Cherokee	7,525	16,000	35,750	49,861	44,246	4,851	6,069	12,642	29,283	37,340
Clayton	52,841	106,600	135,900	127,304	114,760	11,812	44,832	53,662	88,522	70,758
Cobb	96,685	200,300	313,800	321,111	311,092	53,503	84,116	184,519	312,875	301,709
DeKalb	218,142	318,300	346,900	303,829	293,714	81,183	198,678	296,267	328,388	252,597
Douglas	9,075	19,800	33,700	40,153	38,039	2,392	6,816	15,957	29,221	33,317
Fayette	5,175	16,300	35,100	40,845	36,365	1,123	4,215	14,237	29,592	36,182
Fulton	445,341	560,600	730,900	716,137	687,123	372,692	391,697	535,485	768,516	681,304
Gwinnett	48,514	152,000	291,900	322,828	295,327	8,279	39,030	144,430	287,466	281,534
Henry	7,025	13,600	32,900	47,398	45,612	2,352	5,068	10,778	28,438	40,613
Rockdale	10,834	22,500	34,600	34,437	29,151	3,477	8,866	18,948	31,528	26,497
Total	901,157	1,426,000	1,991,450	2,003,503	1,895,429	541,664	789,387	1,286,925	1,933,829	1,761,851
City of Atlanta	355,526	391,812		384,104	370,816	--	--	321,756	416,749	384,363

	Percentage Share of 10-County Region's Employment					Percentage Share of 10-County Region's Employment				
	1980	1990	2000	2006	2009	1970	1980	1990	2000	2010
Cherokee	0.84	1.12	1.80	2.49	2.33	0.9	0.8	1.0	1.5	2.1
Clayton	5.86	7.48	6.82	6.35	6.05	2.2	5.7	4.2	4.6	4.0
Cobb	10.73	14.05	15.76	16.03	16.41	9.9	10.7	14.3	16.2	17.1
DeKalb	24.21	22.32	17.42	15.16	15.50	15.0	25.2	23.0	17.0	14.3
Douglas	1.01	1.39	1.69	2.00	2.01	0.4	0.9	1.2	1.5	1.9
Fayette	0.57	1.14	1.76	2.03	1.92	0.2	0.5	1.1	1.5	2.1
Fulton	49.42	39.31	36.70	35.74	36.25	68.8	49.6	41.6	39.7	38.7
Gwinnett	5.38	10.66	14.66	16.10	15.58	1.5	4.9	11.2	14.9	16.0
Henry	0.78	0.95	1.65	2.37	2.41	0.4	0.6	0.8	1.5	2.3
Rockdale	1.20	1.58	1.74	1.72	1.54	0.6	1.1	1.5	1.6	1.5
Total	100.00	100.00	100.00	100.00	100.00	100.0	100.0	100.0	100.0	100.0
City of Atlanta	39.45	27.48	0.00	19.17	19.56	--	--	25.0	21.6	21.8

	Percentage Change				Percentage Change			
	1980-1990	1990-2000	2000-2006	2006-2009	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	112.6	123.4	39.5	-11.3	25.1	108.3	131.6	27.5
Clayton	101.7	27.5	-6.3	-9.9	279.5	19.7	65.0	-20.1
Cobb	107.2	56.7	2.3	-3.1	57.2	119.4	69.6	-3.6
DeKalb	45.9	9.0	-12.4	-3.3	144.7	49.1	10.8	-23.1
Douglas	118.2	70.2	19.1	-5.3	184.9	134.1	83.1	14.0
Fayette	215.0	115.3	15.8	-10.5	275.3	237.8	107.9	22.3
Fulton	25.9	30.4	-2.0	-4.1	5.1	36.7	43.5	-11.3
Gwinnett	213.3	92.0	10.5	-8.5	371.4	270.0	99.0	-2.1
Henry	93.6	141.9	44.1	-3.8	115.5	112.7	163.9	42.8
Rockdale	107.7	53.8	-0.5	-15.3	155.0	113.7	66.4	-16.0
Total	58.2	39.7	0.6	-5.4	45.7	63.0	50.3	-8.9
City of Atlanta	10.2	-100.0	#DIV/0!	-3.5	--	--	29.5	-7.8

Sources: Atlanta Regional Commission (left panel) and U.S. Bureau of the Census, County Business Patterns (right panel)

Table NA-05-9

Table NA-05-10.
Income and Poverty Status, by County, 1970-2010
Atlanta Regional Commission 10-County Area

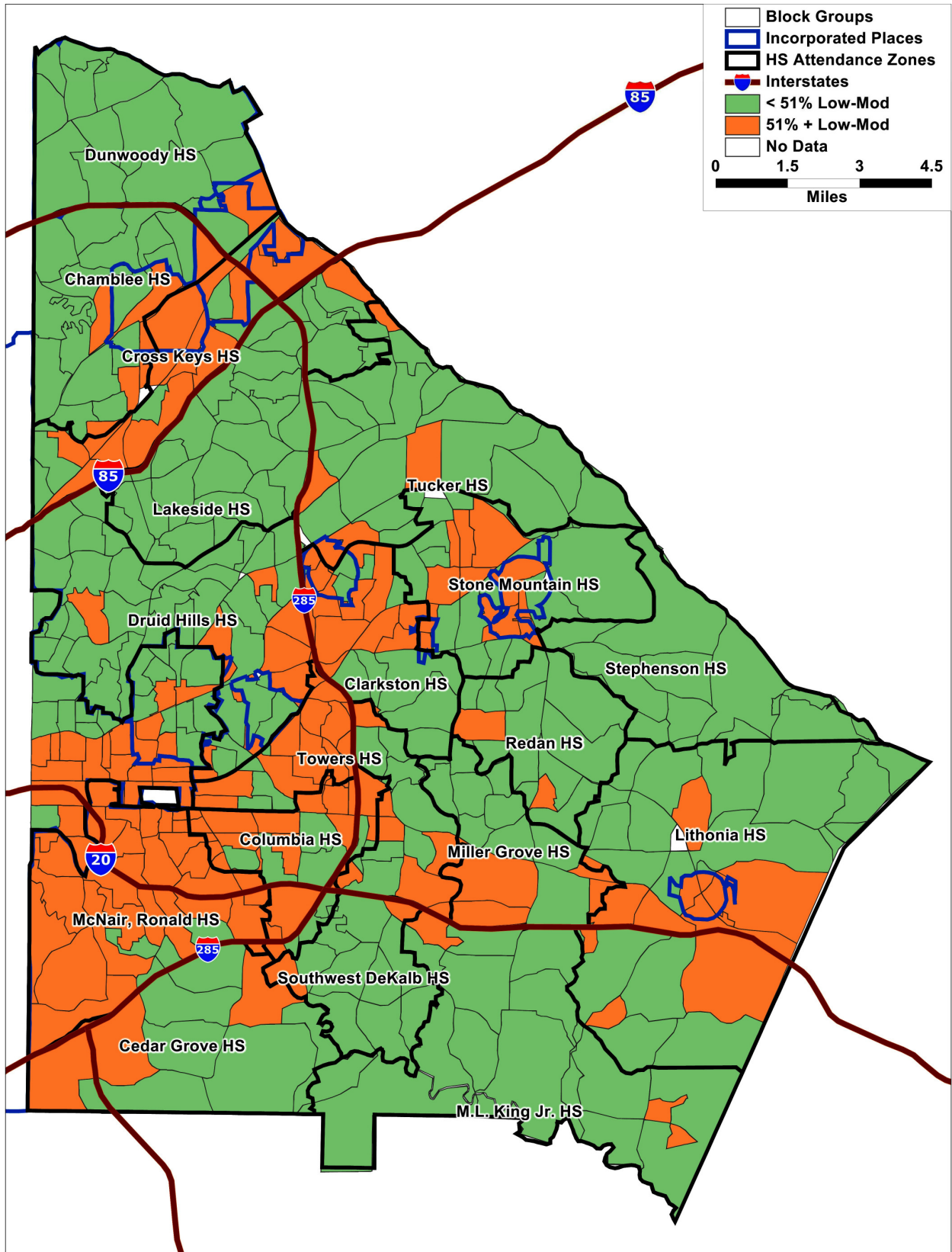
	Median Family Income (Current Dollars)					Persons Below Poverty				
	1969	1979	1989	1999	2009	1969	1979	1989	1999	2009
Cherokee	7,901	\$19,054	\$41,762	\$66,419	\$71,274	5,173	5,450	5,421	7,474	17,981
Clayton	10,960	\$21,652	\$36,925	\$46,782	\$40,615	5,760	12,017	15,395	23,493	58,866
Cobb	11,246	\$23,053	\$48,415	\$67,649	\$72,911	13,968	18,563	25,061	36,910	94,631
DeKalb	12,135	\$23,136	\$41,495	\$54,018	\$56,110	28,112	48,015	52,779	70,454	130,403
Douglas	9,287	\$21,121	\$40,497	\$54,082	\$59,615	3,507	4,244	4,629	7,080	15,212
Fayette	9,429	\$26,939	\$53,845	\$76,853	\$90,953	1,611	1,537	1,623	2,386	7,343
Fulton	9,358	\$17,437	\$38,582	\$58,143	\$67,523	104,402	121,389	115,611	124,241	153,623
Gwinnett	9,829	\$24,327	\$48,000	\$66,693	\$63,072	7,427	9,269	13,951	33,067	109,641
Henry	8,177	\$20,644	\$40,733	\$61,607	\$68,414	4,738	3,776	3,514	5,821	21,273
Rockdale	8,881	\$22,378	\$42,838	\$60,065	\$62,276	2,815	3,010	3,289	5,673	11,451
Total	10,025	21,585	42,775	60,918	64,433	178,533	225,280	241,173	318,629	620,624
City of Atlanta	8,398	\$13,591	\$25,173	\$37,231	\$50,113	98,735	112,622	102,364	95,743	102,297

	Ratio: County to Metro Area Income					Percent below Poverty				
	1969	1979	1989	1999	2009	1969	1979	1989	1999	2009
Cherokee	0.79	0.88	0.98	1.09	1.11	16.9	10.7	6.1	5.3	8.4
Clayton	1.09	1.00	0.86	0.77	0.63	5.9	8.0	8.6	10.1	23.2
Cobb	1.12	1.11	1.13	1.11	1.13	7.1	6.3	5.6	6.5	13.9
DeKalb	1.21	1.07	0.97	0.88	0.87	7.1	9.7	9.9	10.8	19.2
Douglas	0.93	0.98	0.95	0.89	0.93	12.3	7.9	6.6	7.8	11.6
Fayette	0.94	1.25	1.26	1.29	1.41	14.3	5.3	2.6	2.6	6.9
Fulton	0.93	0.81	0.86	0.95	1.05	17.6	21.2	18.4	15.7	17.2
Gwinnett	0.96	1.13	1.12	1.09	0.98	10.3	5.6	4.0	5.7	13.7
Henry	0.82	0.96	0.95	1.01	1.06	20.0	10.5	6.1	4.9	10.5
Rockdale	0.89	1.04	1.00	0.99	0.97	15.7	8.2	6.2	8.2	13.5
Total	1.00	1.00	1.00	1.00	1.00	12.1	12.1	9.8	9.5	15.3
City of Atlanta	0.84	0.63	0.59	0.61	0.78	19.8	27.5	27.3	24.4	26.1

	Percentage Change				Percentage Change			
	1970-1980	1980-1990	1990-2000	2000-2010	1970-1980	1980-1990	1990-2000	2000-2010
Cherokee	141.2	119.2	59.0	7.3	5.4	-0.5	37.9	140.6
Clayton	97.6	70.5	26.7	-13.2	108.6	28.1	52.6	150.6
Cobb	112.1	103.0	39.7	7.8	32.7	35.0	55.3	143.7
DeKalb	90.7	79.4	30.2	3.9	58.1	14.7	33.5	85.0
Douglas	127.4	91.7	33.5	10.2	21.0	9.1	52.9	114.9
Fayette	185.7	99.9	46.4	15.3	-4.6	5.6	47.0	207.8
Fulton	86.3	109.8	58.9	16.1	16.3	-4.9	7.6	23.6
Gwinnett	152.6	97.3	38.9	-5.4	24.8	50.5	137.0	231.6
Henry	152.5	97.3	51.2	11.0	-20.3	-6.9	65.7	265.5
Rockdale	152.0	91.4	40.2	3.7	6.9	9.3	72.5	101.9
Total	115.3	98.2	42.4	5.8	26.2	7.1	32.1	94.8
City of Atlanta	61.8	85.2	47.9	34.6	14.1	-9.1	-6.5	6.8

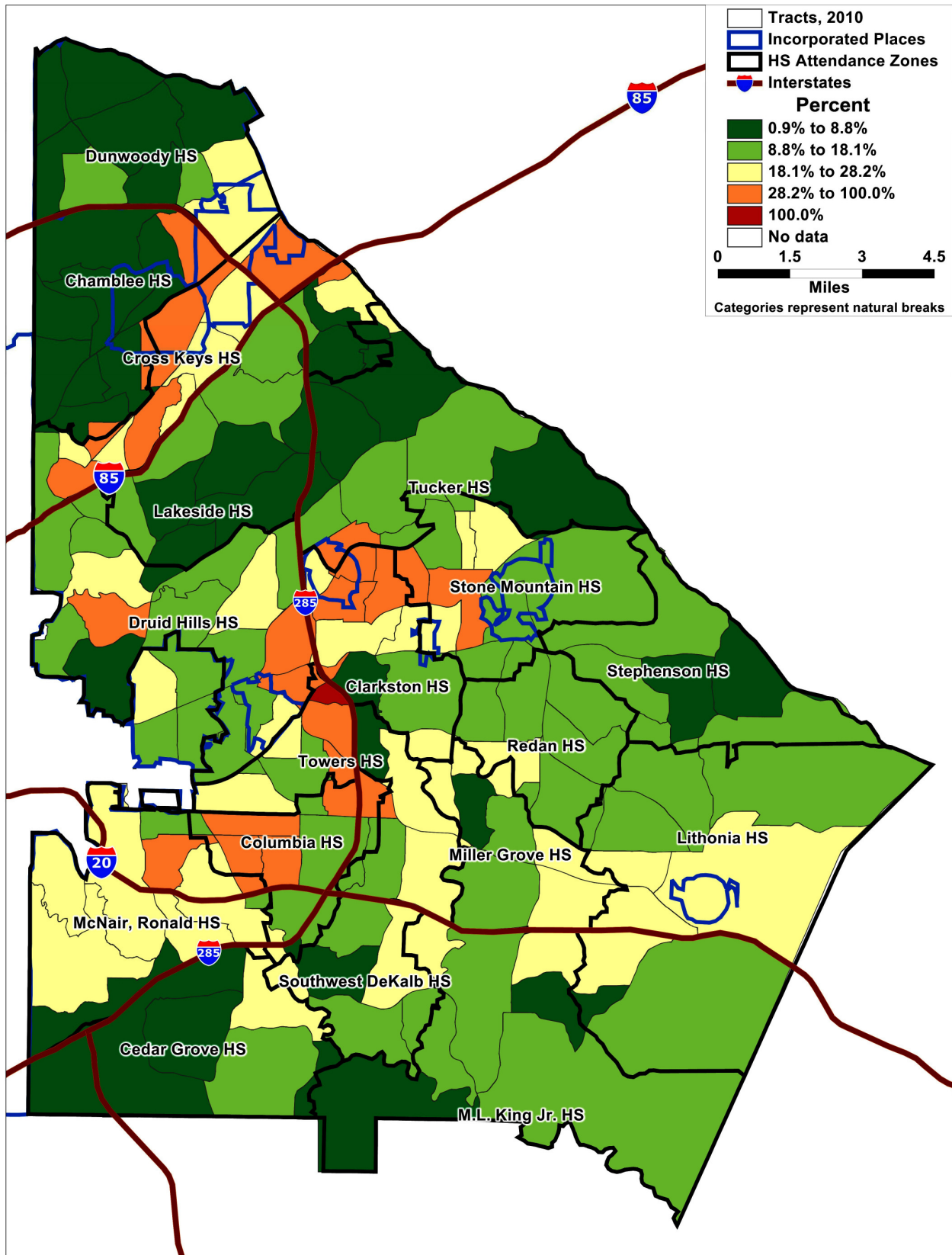
Source: U.S. Bureau of the Census.
Note: Figures for 2009 are from American Community Survey, 1-year Estimates, 2010.

Table NA-05-10



Data Source: HUD FY 2012 Low and Moderate Income Summary Data

MAP NA-05-5



Data Source: 2006-2010 American Community Survey

MAP NA-05-6

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In general the incidence of housing problems in DeKalb County is largely income-based and most pronounced in terms of housing cost burden. Households with very low (less than 30% of Area wide Median Income) and low (30-50% of AMI) income are more likely to have one or more housing problems than are households with higher incomes (Figure NA-10-1). The incidence of housing problems is greatest among renter-occupied households with income between 30 and 50 percent of AMI; nearly nine out of ten of these households (89.3%) reported having one or more housing problems with the vast majority reporting housing cost burden.

The proportion of DeKalb County low- and moderate-income households (both renter and owner) with housing cost burdens were generally slightly higher than the statewide rate and typically no more than a couple of percentage points different than the other core counties in the greater Atlanta metropolitan area, though the size and direction of those differences varied depending on which version of cost burdened one examines.

Overall, very few households in DeKalb County were affected by substandard housing problems. About one percent of low- and moderate-income households were living in housing that lacked complete plumbing or kitchen facilities. About five percent of low- and moderate-income renter households were living in housing considered to be overcrowded; only about one percent were living in housing considered to be severely overcrowded (more than 1.51 persons per room). DeKalb County's overcrowded housing rate was slightly higher than the statewide rate and generally higher than most of the comparison jurisdictions in the greater Atlanta area.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	600,673	693,342	15%
Households	232,084	253,695	9%
Median Income	\$49,117.00	\$0.00	-100%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	35,295	30,505	47,775	28,590	
Small Family Households *	12,533	11,848	18,697	67,875	
Large Family Households *	3,218	2,835	4,344	9,179	

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	4,479	3,771	5,437	3,607	14,328
Household contains at least one person age 75 or older	3,285	3,524	3,779	1,811	6,154
Households with one or more children 6 years old or younger *	7,562	6,570	8,535	19,717	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	194	283	285	80	842	179	55	79	95	408
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	260	305	430	114	1,109	15	0	130	10	155
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,474	984	1,198	430	4,086	130	114	159	195	598
Housing cost burden greater than 50% of income (and none of the above problems)	16,220	6,159	989	140	23,508	6,425	5,814	4,614	1,230	18,083
Housing cost burden greater than 30% of income (and none of the above problems)	1,855	8,935	9,664	1,624	22,078	1,258	2,878	9,845	5,954	19,935

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	2,880	0	0	0	2,880	1,238	0	0	0	1,238

Table 7 – Housing Problems Table

Data 2005-2009 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	18,150	7,749	2,895	750	29,544	6,745	5,974	4,974	1,530	19,223
Having none of four housing problems	4,350	10,915	22,425	11,140	48,830	1,924	5,885	17,475	15,170	40,454
Household has negative income, but none of the other housing problems	2,880	0	0	0	2,880	1,238	0	0	0	1,238

Table 8 – Housing Problems 2

Data 2005-2009 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	8,450	6,535	3,793	18,778	2,361	3,537	6,563	12,461
Large Related	2,054	1,305	815	4,174	549	848	1,216	2,613
Elderly	2,028	1,623	884	4,535	3,112	2,411	2,223	7,746
Other	7,205	6,724	5,705	19,634	1,985	2,001	4,564	8,550
Total need by income	19,737	16,187	11,197	47,121	8,007	8,797	14,566	31,370

Table 9 – Cost Burden > 30%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,435	1,865	340	9,640	2,258	2,467	1,705	6,430
Large Related	1,790	460	0	2,250	509	544	314	1,367
Elderly	1,583	963	239	2,785	2,144	1,332	745	4,221
Other	6,750	3,194	415	10,359	1,838	1,553	1,889	5,280
Total need by income	17,558	6,482	994	25,034	6,749	5,896	4,653	17,298

Table 10 – Cost Burden > 50%

Data 2005-2009 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,429	1,073	1,204	399	4,105	80	109	104	110	403

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	290	225	254	80	849	65	15	175	105	360
Other, non-family households	10	0	175	65	250	0	0	15	0	15
Total need by income	1,729	1,298	1,633	544	5,204	145	124	294	215	778

Table 11 – Crowding Information – 1/2

Data Source: 2005-2009 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

What are the most common housing problems?

In general the incidence of housing problems in DeKalb County is largely income-based and most pronounced in terms of housing cost burden. Households with very low (less than 30% of Areawide Median Income) and low (30-50% of AMI) income are more likely to have one or more housing problems than are households with higher incomes (Figure NA-10-1). The incidence of housing problems is greatest among renter-occupied households with income between 30 and 50 percent of AMI; nearly nine out of ten of these households (89.3%) reported having one or more housing problems with the vast majority reporting housing cost burden.

According to data from the Comprehensive Housing Affordability Strategy 2005-2009 five-year estimates, derived from the American Community Survey, the most common housing problem experienced by DeKalb County low- and moderate-income households is housing cost burden. More than seven out of ten (71.2%) of very low income renter households (less than 30% of AMI) and eight out of ten (80.9%) low income renter households (30-50% of AMI) had a housing cost burden greater than 30 percent of their income; nearly two-thirds (63.9%) of very low and one-third (33.0%) of low income renter households were severely cost burdened, paying more than 50 percent of their monthly income for housing (Table NA-10-1). The comparable proportions for moderate income (50-80% AMI)

renter-occupied households were 42.1 percent for housing cost burdened households and 3.9 percent for severely housing cost burdened.

The proportion of DeKalb County low- and moderate-income households (both renter and owner) with housing cost burdens were generally slightly higher than the statewide rate and typically no more than a couple of percentage points different than the other core counties in the greater Atlanta metropolitan area, though the size and direction of those differences varied depending on which version of cost burdened one examines.

Overall, very few households in DeKalb County were affected by substandard housing problems. About one percent of low- and moderate-income households were living in housing that lacked complete plumbing or kitchen facilities. The incidence of substandard housing was slightly lower in DeKalb County than the state as a whole and DeKalb's substandard housing rate was generally among the lowest among the other comparison jurisdictions in the greater Atlanta area (Table NA-10-1).

About five percent of low- and moderate-income renter households were living in housing considered to be overcrowded; only about one percent were living in housing considered to be severely overcrowded (more than 1.51 persons per room). DeKalb County's overcrowded housing rate was slightly higher than the statewide rate and generally higher than most of the comparison jurisdictions in the greater Atlanta area.

Are any populations/household types more affected than others by these problems?

As noted above, the households most affected by housing problems are the very low (less than 30% of AMI) and low income (30-50% of AMI) renter households, and these households are much more likely to experience a housing problem related to cost than to the physical condition of the housing unit. As Figure NA-10-1 shows, over 70 percent of very low and low income households, both renter and owner, reported one or more housing problems. About half of moderate income (50-80% of AMI) renter households and two-thirds of moderate income owner households also reported one or more housing problems, again, cost burden being the most frequently reported type of problem. Almost half of owner households in the 80-100 percent of AMI group reported one or more housing problems as compared to only 20 percent of renter households in this group; again cost burden was the most frequently reported housing problem for these groups (Table NA-10-1).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The best and most reliable information on the characteristics and needs of low-income individuals and families with children who are currently housed but are imminent risk of either residing in shelters or

becoming unsheltered is based on statistics gathered during DeKalb County's participation in the Homeless Prevention and Rapid Re-Housing Program (HPRP) during the period October 2009 through March 2012. DeKalb was part of a group of 11 local governments that received assistance under the HPRP program. The data summarized below was obtained from a report prepared for the county by the Pathways Community Network Institute (John P. Barile, Yusun Cho, and Chris Cusumano, DeKalb County Homeless Prevention and Rapid Re-Housing: Program Review, 2009-2012).

Demographic Characteristics. There were a total of 3,018 clients who participated in HPRP from DeKalb County. These families and individuals were served by 14 different agencies. Four agencies—Decatur Cooperative Ministry, Marcus Jewish Community Center of Atlanta, Inc., Project Community Connections, Inc., and St. Jude's Recovery Center, Inc.—served half of the HPRP clients in DeKalb County. Overall, 61 percent of the clients served were female and 39 percent male; 85 percent were Black or African American. About one-third of the clients were heads of household and 50 percent were children. The average age of adults served through HPRP was 37 years (median 36 years). Less than 10 percent of the adults served were aged 65 and above. The median income of HPRP adult participants was just under \$1,000 per month.

Housing Status at Program Entry. Less than 1 percent of the clients enrolled in HPRP were considered "chronically homeless" (i.e., have a disabling condition and been continuously homeless for year or more OR had at least four episodes of homelessness in the past three years) at the time of their enrollment; 89 percent reported not being chronically homeless; and 10.7 percent did not know. About 40 percent of the clients served had their last place of permanent residency in three DeKalb County zip codes: 30021 (Clarkston) 16%; 30083 (Stone Mountain) 12.9%; and 30032 (Belvedere Park) 12.6%.

HPRP Services Received. More than half (53.6%) of HPRP clients received case management services during their time of program participation. About one in five (22%) received assistance in making their rent payments and about 12 percent received assistance in paying their utilities. The average financial amount of services provided was \$750, though about half of HPRP clients received \$565 or less. The maximum financial amount provided was \$4,850.

Housing Status at Program Exit. Nearly 90 percent of clients enrolled in HPRP completed the program; only one percent of program enrollees left the program due to non-compliance with the program. On exit, 82 percent of clients were stably housed. Overall, among all clients who left the program—whether they completed the program or not—91 percent were housed in a rental property with no ongoing subsidy and about three percent were placed in rental housing with an ongoing housing subsidy. About one percent of clients at program exit were staying or living with family or friends and about one percent were staying in a hotel or motel without an emergency shelter voucher.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

In calendar year 2011 there were approximately 34,500 persons at risk of homelessness in the Tri-Jurisdictional area (City of Atlanta, DeKalb County, Fulton County) according to data available through the Homeless Management Information System managed by Pathways Community Network (Table NA-40-5). This definition of at risk is based on individuals who were served by agencies that are part of the Tri-J shelter and service provider network, but were individuals (or individuals in families) who at that time of their service were not literally homeless. The total number of at-risk individuals is comparable in size to the number of persons who experienced homelessness during calendar year 2011 (about 30,000) in the Tri-J area. In terms of demographic characteristics, the at risk population has a somewhat lower proportion of African Americans than the homeless population (76.5% v. 84%) and a slightly higher share of Hispanics/Latinos (6.5% v. 2.7%). In terms of the age of the at risk population, there is a much higher share of children and youth in the at risk population than the homeless population (42% v. 22.7%) and a much lower share of older adults (ages 45-64) in the at risk population than the homeless population (17% v. 32.7%).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the most recent surveys of homeless individuals conducted as part of the Tri-Jurisdictional Continuum of Care's point-in-time homeless census, which were administered in 2009 and 2011, the most frequently cited primary reason as to why people became homeless in DeKalb County was economic factors (Table NA-40-2). In 2009 nearly 9 out of ten respondents cited economic factors as the primary reason for their homelessness; 40 percent cited they lost their job and 19 percent cited that their SSI or SSD benefits had been cut off or cancelled as factors that triggered their homelessness episode. These percentages were comparable to those reported in the City of Atlanta and Fulton County as well as the overall Tri-J response, though the proportion of DeKalb respondents who cited they lost their SSI/SSD benefits was slightly higher than in the other areas of the Tri-J.

The 2011 Tri-J Collaborative homelessness survey reported a slight decline in the percentage of respondents who cited economic factors as the primary reason they became homeless (79.3% in DeKalb v. 77.0% for the Tri-J total), though the proportion of respondents who cited they lost their job was up by 10 to 15 percentage points across the Tri-J area. In DeKalb County, more than half (53.7%) of the survey respondents noted they had lost their job; the percentage of respondents noting issues with SSI or SSS benefits, however, dropped to about five percent.

After economic factors, the second most frequent cause of homelessness among DeKalb County respondents—in both survey years—was related to housing factors, though the frequency with which housing factors were noted as a homelessness factor declined between 2009 and 2011. In 2009, 53.8 percent of DeKalb County respondents reported housing factors as a primary reason for becoming homeless, with about 15 percent noting that they lost their housing due to foreclosure. In 2011, the percentage of DeKalb County respondents citing housing as a primary factor for their homelessness declined to 42 percent and the percentage affected by foreclosure declined to 5.8 percent.

Family, substance abuse, and health factors were the next highest cited factors that led to homelessness based on the 2009 and 2011 surveys. In 2009, however, there was a larger gap between family factors (46.1%) and health factors (36.0%) than was the case in 2011 (family factors, 40.5%; health factors 39.7%). In 2009, the incidence of family and health factors as a cause of homelessness among the DeKalb respondents were comparable to the rates reported by respondents in other areas of the Tri-J Collaborative; in 2011, however, the rates were comparable for family factors across jurisdictions in the Tri-J Collaborative but the proportion of DeKalb respondents citing health as a factor of their homelessness was slightly lower than that reported among respondents in the City of Atlanta and Fulton County. The share of DeKalb County respondents reporting substance abuse as a primary factor contributing to their homelessness declined from 42.6 percent in 2009 to 33.9 percent in 2011, though the DeKalb County rates were very close to the overall Tri-J rates in both years.

Discussion

Summary. The HPRP experience in DeKalb County demonstrates that the primary need of low-income families and individuals at imminent risk of becoming homeless is financial. The average income of clients served through HPRP was about \$1,000 per month and many clients reported little or no income source at the time of their enrollment. While many clients were housed in rental housing at the time of their enrollment, the vast majority were doing so without any ongoing housing subsidy. Similarly, while more than 90 percent of HPRP program participants reported living in rental housing upon exit from the program, they were doing so without any rental subsidy.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As shown in Tables below, the incidence of housing problems by income group and racial and ethnic groups is fairly comparable for very low income households (0-30% AMI). For the county as a whole, 79.4 percent of very low income households reported one or more housing problems. Among very low income households, White (74.6%) and Asian (69.2%) households were slightly less likely to report housing problems and Black (81.7%) and Hispanic (82.4%) were slightly more likely to note a housing problem. A similar pattern held for low income households (30-50% AMI). Pacific Islanders had the highest incidence of housing problems (100%) among very low income households, though these estimates were likely affected by the very small sample size (n=10 with one or more housing problems).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,835	3,565	4,250
White	5,835	1,005	940
Black / African American	19,530	2,240	2,270
Asian	1,320	150	455
American Indian, Alaska Native	40	10	0
Pacific Islander	10	0	0
Hispanic	2,755	105	465

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,860	5,490	0
White	5,055	2,065	0
Black / African American	16,790	2,790	0
Asian	845	200	0
American Indian, Alaska Native	175	60	0
Pacific Islander	0	0	0
Hispanic	3,675	350	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,515	21,360	0
White	6,420	5,890	0
Black / African American	18,675	12,470	0
Asian	955	570	0
American Indian, Alaska Native	55	45	0
Pacific Islander	10	35	0
Hispanic	2,160	2,235	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,350	19,655	0
White	3,435	6,260	0
Black / African American	5,615	10,940	0
Asian	320	715	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	825	1,465	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As shown in Tables below, the incidence of severe housing needs by income group and racial and ethnic groups is fairly comparable for very low income households (0-30% AMI). Overall the distributional patterns regarding the incidence of severe housing needs among income and racial or ethnic groups is very similar to that reported for housing needs, with white households reporting a lower incidence than the jurisdiction-wide rate and Black and Hispanic households reporting rates slightly higher than for the county as a whole. In addition, the incidence of severe housing needs among racial and ethnic groups in the very low income category (0-30% AMI) was slightly lower than that reported for housing problems, generally in the range of seven to nine percentage points; white households, however, had a much lower incidence of severe housing needs (59.8%) as opposed to housing needs (74.6%).

All racial and ethnic groups in the low income category (30-50% AMI) had much sharper declines in the incidence of severe housing problems as compared to the incidence among very low income racial and ethnic groups than was the case for housing needs. There are no dramatic differences than stand out across the major racial and ethnic groups in regard to the incidence of severe housing needs.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,415	6,995	4,250
White	4,720	2,115	940
Black / African American	17,715	4,050	2,270
Asian	1,160	315	455
American Indian, Alaska Native	40	10	0
Pacific Islander	10	0	0
Hispanic	2,490	365	465

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,355	17,995	0
White	2,840	4,280	0
Black / African American	9,045	10,535	0
Asian	370	675	0
American Indian, Alaska Native	20	215	0
Pacific Islander	0	0	0
Hispanic	1,945	2,085	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,280	41,590	0
White	2,155	10,155	0
Black / African American	4,645	26,500	0
Asian	450	1,075	0
American Indian, Alaska Native	0	100	0
Pacific Islander	0	45	0
Hispanic	920	3,475	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,430	27,575	0
White	900	8,795	0
Black / African American	895	15,660	0
Asian	105	925	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	455	1,835	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The predominant housing problem facing low- and moderate-income families and individuals in DeKalb County is housing cost burden. Overall, about 40 percent of DeKalb County households are paying more than 30 percent of their income toward their housing costs. The incidence of housing cost burden is highest among those households with very low income (less than 30% of area wide median) and those with low income (between 30 and 50% of area wide median income). About two-thirds of very-low income households in DeKalb County face a housing cost burden of 50 percent or higher. More than one-third of low income renters and nearly half of low-income homeowners were also found to have housing cost burdens of 50 percent or higher.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	161,150	56,780	47,795	4,405
White	72,975	16,170	11,375	940
Black / African American	72,070	33,340	30,145	2,385
Asian	5,645	1,835	1,805	460
American Indian, Alaska Native	170	230	60	0
Pacific Islander	35	10	10	0
Hispanic	8,645	4,520	3,885	495

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

All racial and ethnic groups in the low income category (30-50% AMI) had much sharper declines in the incidence of severe housing problems as compared to the incidence among very low income racial and ethnic groups than was the case for housing needs. There are no dramatic differences that stand out across the major racial and ethnic groups in regard to the incidence of severe housing needs.

If they have needs not identified above, what are those needs?

Over the past six years more than two-thirds (67.1%) of refugees arriving in the state of Georgia settled in DeKalb County. The greatest concentration of refugees in DeKalb County is in central DeKalb in the communities of Clarkston, Decatur, and Stone Mountain, including areas inside and outside of these incorporated places (Table NA-30-1). Overall, refugees that have settled in DeKalb County within the past six years (2007-2012) came from 40 different countries (Table NA-30-2). The countries with the largest numbers of refugees in DeKalb County are Burma (3,543), Bhutan (3,047), Iraq (1,048), Somalia (850), Eritrea (420), and Burundi (347). Finding decent, safe, affordable housing is one of the greatest challenges facing refugees settling in DeKalb County.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The spatial distribution of low and very low income households by racial and ethnic group pretty much follows the overall pattern of racial and ethnic residential settlement in DeKalb County. African American households are much more widely spread throughout most of the central and southern areas of the county. The greatest concentration of low and very low income African Americans are in the three census tracts that comprise the eastern portion of the Redan area and the area just west and southwest of Lithonia, where all three census tracts reported more than 1,000 Black households with income less than 50 percent of the AMI. However, the percentage concentration of low and very low income Black households in these census tracts was in the range of 30 to 45 percent. The areas in DeKalb County with the largest concentrations (in percentage terms) of low or very low income African American households are along a corridor that stretches from the Atlanta-in-DeKalb census tracts northeast through the areas of East Lake, south Decatur, Avondale Estates, to the Stone Mountain/South Tucker area (Map NA-30-1). Three of the six census tracts with the very highest concentrations of low or very low income African American households are in the neighborhoods in the Emory University area, and thus, are very likely to be college students.

The census tracts with the largest numeric concentrations of low or very low income Hispanic households are located along the Buford Highway corridor; for most of these census tracts the percentage concentration of low or very low income Hispanic households ranged between 39 and 58

percent. The areas with the highest percentage concentrations of low or very low income Hispanic households were generally located in the south central areas of DeKalb County, though most of these census tracts included less than 20 low or very low income Hispanic households (Map NA-30-2).

The largest numeric concentrations of low or very low income Asian households are found along the Buford Highway corridor, the Clarkston area, and the North Druid Hills and Emory University areas, though the later two areas are likely comprised mostly of college students (Map NA-30-3). In addition to the Buford Highway corridor, the highest percentage concentrations of Asian low or very low income households are located in south central DeKalb and in the Stone Mountain area, though the numeric concentrations in most of these areas is fairly modest (less than 50 households). The large percentage and numeric concentrations of low or very low income Asian households are generally in the neighborhoods around Emory University are most likely college students. Many of the other high percentage concentration areas have relatively low numbers of low or very low income Asian households (generally less than 50). Perhaps the most significant area of low or very low income Asian concentration is the Clarkston area, which has both a relatively high percentage concentration of low or very low income Asian households and also a large numeric concentration, with approximately 300 households across the two census tracts.

NA-35 Public Housing – 91.205(b)

Introduction

DeKalb County residents are served by three housing authorities: the Housing Authority of DeKalb County, the Housing Authority of the City of Decatur, and the Housing Authority of the City of Lithonia. Overall, these three housing authorities provide assistance to approximately 8,000 low- and moderate-income households, primarily through housing choice vouchers (7,103 total; 5,650 are tenant-based, 603 project-based, and 850 are special purpose vouchers provided to veterans, the disabled, and through the family unification program). There are 615 units of conventional public housing in DeKalb County. The table below provides a brief profile of each housing authority:

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	558	6,551	102	5,865	308	135	68

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	173	892	36	792	31	3
# of Disabled Families	0	0	116	1,327	12	1,131	127	10
# of Families requesting accessibility features	0	0	558	6,551	102	5,865	308	135
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	40	155	5	125	19	3	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	479	6,251	83	5,612	287	131	67
Asian	0	0	39	118	14	104	0	0	0
American Indian/Alaska Native	0	0	0	19	0	16	2	1	0
Pacific Islander	0	0	0	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	14	65	1	48	11	3	0
Not Hispanic	0	0	544	6,486	101	5,817	297	132	68

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The DeKalb Housing Authority cited self-sufficiency, job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education, and child educational enrichment as major needs among their assisted households. The Lithonia Housing Authority cited a need for restored funding from HUD where there have been cuts, and noted that new affordable housing supply and related service provision has been greatly diminished in recent years, as PHAs are being asked to provide more of each with little or no funds. The Decatur Housing Authority cited employment opportunities and employment readiness services as the main needs expressed by residents and applicants.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The DeKalb Housing Authority cited self-sufficiency, job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education, and child educational enrichment as major needs among their assisted households. The Lithonia Housing Authority cited a need for restored funding from HUD where there have been cuts, and noted that new affordable housing supply and related service provision has been greatly diminished in recent years, as PHAs are being asked to provide more of each with little or no funds. The Decatur Housing Authority cited employment opportunities and employment readiness services as the main needs expressed by residents and applicants.

How do these needs compare to the housing needs of the population at large

According to the DeKalb Housing Authority, they are largely identical to those in the same economic groups in the population at large: education, job training, transportation, childcare, etc. According to the Decatur Housing Authority, the needs reflect issues that are prevalent nationally but are more severe due to the educational and economic backgrounds of low income families and individuals.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In previous years, DeKalb County has participated in the Tri-Jurisdictional Collaborative on Homelessness (Tri-J) in collaboration with the City of Atlanta and Fulton County. Previously, counts and estimates concerning homelessness were performed on a continuum basis and data was not separated by jurisdiction. The jurisdictions are now forming separate continuums of care. Information on the # persons experiencing homelessness on a given night and experiencing homelessness in a given year are based on the Point-In-Time count that was conducted on January 28 2013. All other estimates are based on discussions with agency representatives.

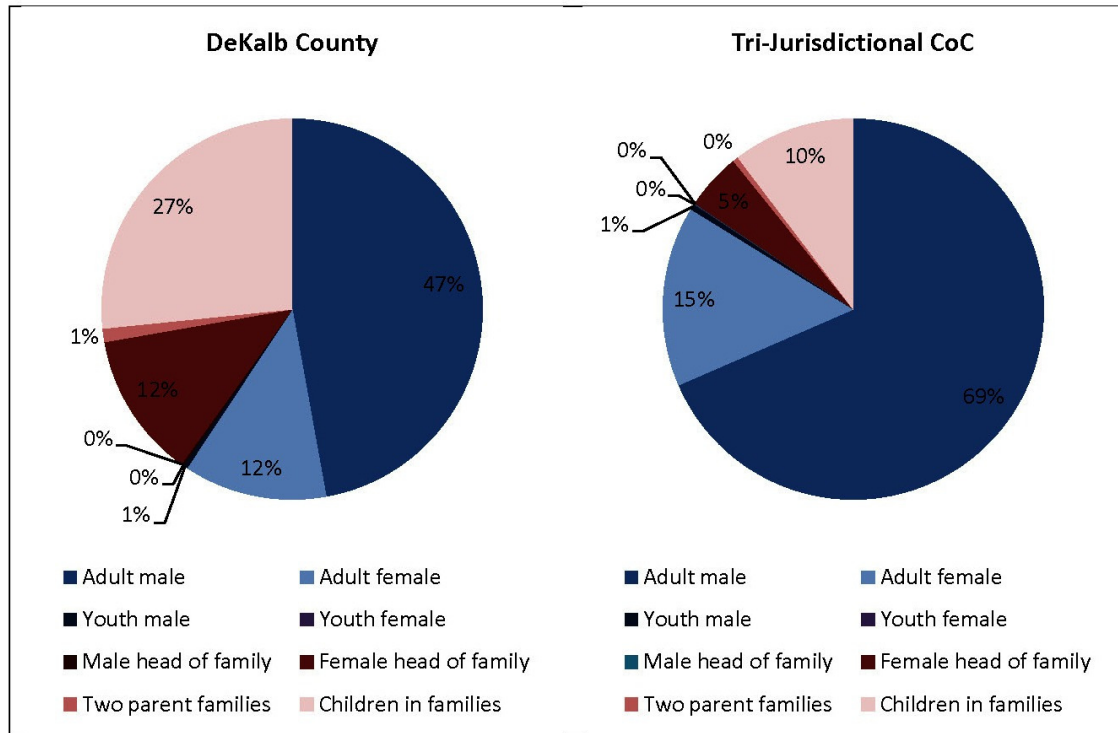
Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	10	301	780	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	198	197	988	0	0	0
Chronically Homeless Individuals	78	0	195	0	0	0
Chronically Homeless Families	4	0	10	0	0	0
Veterans	24	43	168	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	53	28	203	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

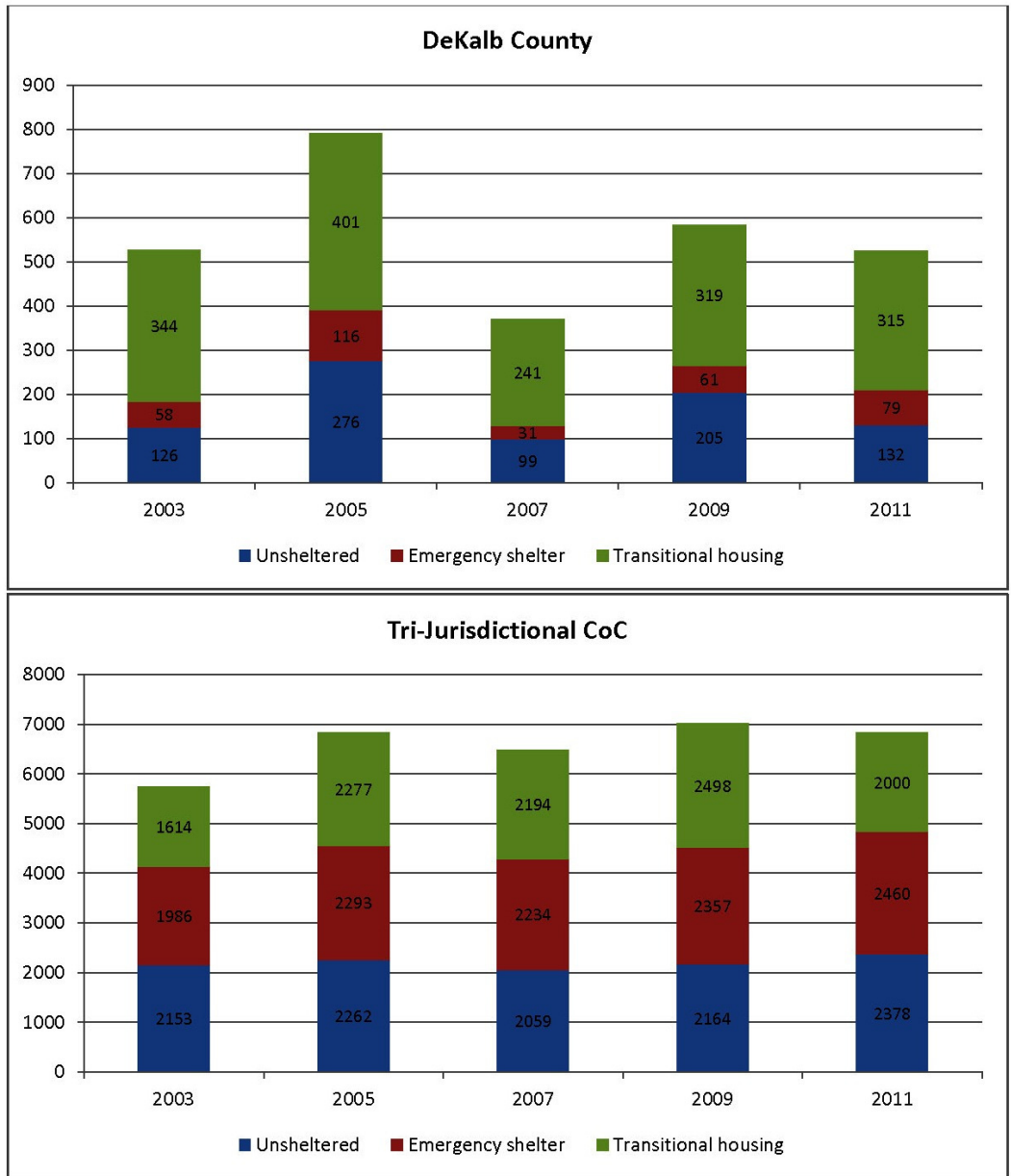
Figure NA-40-1. Homeless Count by Sleeping Location and Household Type, 2011



Source: 2011 Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care Homeless Census.

Figure NA-40-1 Homeless Count by Sleeping Location and Household Type, 2011

Figure NA-40-2. Unsheltered and Sheltered Homelessness in DeKalb County and Tri-Jurisdictional Continuum of Care, 2003-2011 Point-in-Time Counts.



C

Source: Pathways Community Network, Inc. Tri-Jurisdictional Collaborative Homeless Point-in-Time Count, 2003-2011.

Figure NA-40-2 Unshelter and Shelter Homelessness in DeKalb County and Tri-J. CoC. 2003-2011

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Entering Homelessness

For the majority of individuals, families with children and veterans, the most common reason cited for homelessness is unemployment (55 percent) with alcohol and/or drug use a distant second (39 percent) and lack of money third (29 percent). The previous two homeless surveys (2009 and 2011) also listed unemployment as the top cause for homelessness. However in 2007, drug and/or alcohol abuse was the most often reason cited for homelessness.

One finding indicates that when the specific factors are grouped into major categories family (44 percent) and health (40 percent) issues are reported more often than substance abuse issues (37 percent). By grouping family issues together, the impact of families on becoming homeless is demonstrated. For example, arguing with family members that one lives with could result in a stressful situation where people want to leave or are kicked out. This is often the case with unaccompanied youth.

According to a latent class analysis conducted with the most recent homeless survey data, causes of homelessness for chronic people are alcohol/drug use, physical illness, physical disability, and mental illness, along with a lack of money.

Exiting Homelessness

As with the 2005 Tri-J homeless survey, the top reason mentioned in the 2011 survey for getting permanent housing was finding a full time job. A distant second reason was finding affordable housing (25%) with maintaining a full time job third (25%) and saving money fourth (20%). We did not find a significant difference among the various categories as for their reason for exiting homelessness.

The estimated number of days persons experience homelessness is 10-12 months for Families and Veterans; 2-3 years for Chronic Homeless Individuals and Families with the average length for the community is 10 -12 months. The estimated numbers are based on Regional Data; DeKalb is working to accumulate County numbers. A new Point in Time Count will be conducted in January 2014 were numbers will be accumulated by jurisdiction.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2011 Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care Homeless Census, the profile of the homeless population in DeKalb County differs in several important ways from the overall profile for the Tri-J CoC. As shown below in Figure NA-40-1, there is a much smaller share of single adult males (47%) in DeKalb County than for the Tri-J as a whole (69%). In contrast, there is a much larger share of homeless families in DeKalb County (40% v. 15% for the Tri-J), and a much larger share of children in families (27% v. 10%) than for the Tri-J. As reported in Table NA-40-1, the number of homeless families in DeKalb County has remained fairly stable over the past three census, stabilizing at about 70 families, down from a peak of 87 families in 2005. The relative distribution between homeless individuals (59.9%) and homeless persons in families (40.1%) was about the same for annualized 2011 data as was recorded in the point-in-time count for that year (Table NA-40-3).

Beyond household composition and family type, the demographics of the homeless in DeKalb County were fairly similar to the overall homeless population in the Metro Atlanta Tri-Jurisdictional CoC, according to the Tri-J’s biennial survey of the homeless (Table NA-40-2). DeKalb’s homeless were slightly more likely to be African American (91% v. 87.5% for the Tri-J total homeless population) and also somewhat more likely to be older (27.8% of the DeKalb homeless were age 55 and over v. 21.8% for the Tri-J as a whole). Perhaps most noteworthy, the DeKalb homeless were less likely to have multiple episodes of homelessness (33.8% had three or more homeless episodes in the past three years) than their counterparts in the city of Atlanta (50.4%) or the Tri-J as a whole (41.4%). However, according to the Tri-J survey, the DeKalb homeless were somewhat more likely to have had longer spells of homelessness; about one out of four (26.1%) reported being homeless for more than one year as compared to 21.7% for all homeless respondents in the Tri-J area.

About one in five homeless persons in DeKalb (20.2%) served in the military according to the 2011 Tri-J survey, a slightly higher rate than the city of Atlanta (16.8%) but lower than Fulton County (24.5%). Overall, 21.7 percent of the homeless in the Tri-J indicated they were veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the Metro Atlanta Tri-Jurisdictional Continuum of Care survey of the homeless in 2011, African Americans comprised a slightly higher share of the DeKalb homeless population (91.7%) than in the city of Atlanta (88.8%) or Fulton County (83.7%). Overall, 87.5% of the homeless population in the Tri-J area was African American. Though the proportions are extremely small, the Hispanic/Latino share of the homeless population was about twice as great in DeKalb County (1.1%) as in the Tri-J as a whole (0.6%). In the city of Atlanta the percentage share of Hispanics/Latinos among the homeless population was 2.3 percent.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As shown in Figure NA-40-2, DeKalb County has generally had a smaller share of its homeless population unsheltered (typically about 25%) than is the case for the Tri-J as a whole (usually about one-third). DeKalb also has consistently had a much smaller share of its homeless residing in emergency shelters than the overall Tri-J homeless population. In contrast, the homeless in DeKalb County were much more likely be housed in transitional housing (60% in 2011) that was the case for the overall Tri-J homeless population (29.2% in 2011).

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

DeKalb County non-homeless residents with special needs are served through the city of Atlanta's participation in the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program. HOPWA funding provides housing assistance and related supportive services. HOPWA funds may also be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services. In FY 2011, the Atlanta HOPWA, which serves the City of Atlanta and the greater Atlanta metropolitan area, provided 1,839 households with housing assistance and services to about 2,800 households. Overall, in FY 2011 about half of the Atlanta HOPWA funds were invested in housing assistance and about 40 percent were earmarked for supportive services. In addition to those assisted through the HOPWA program, other special needs populations include seniors, refugees and transitional housing for those returning from incarceration.

Describe the characteristics of special needs populations in your community:

For individuals living with HIV and AIDS, living conditions have changed greatly in recent years. These individuals are living significantly longer and are far healthier than in the past. As we continue to assist and improve the quality of life for those living with HIV and AIDS, we also see the need to provide more assistance to individuals battling chemical dependency and individuals transitioning from incarceration. Many of the facilities and group homes that assist these individuals are located in communities of temptation that creates undesirable environment for success in recovery due to existing criminal activity in the area. These group homes and facilities should be located in more desirable locations with lower crime rates and adjacent to major job centers that provide more employment opportunity.

The senior population will continue to increase substantially in the next five years. Affordable senior housing and the facilities to support these individuals are critical to meet the demand of this increasing population. Maintaining the level of services currently provided to this increasing senior population is something that will need to be addressed. The development of three new community senior centers and one regional senior center in the last decade should adequately address the need for additional community senior programming space in the County. With these programming facilities for seniors in place, the demand of other senior services, such as affordable housing, meals on wheels, transportation and housing rehab programs will increase substantially.

Refugee Populations will need assistance in becoming self sufficient as the number of refugees entering the United States and DeKalb County continues. Programming and infrastructure to meet the needs of this low-income population will be necessary to ensure self sufficiency, sustainability and growth.

What are the housing and supportive service needs of these populations and how are these needs determined?

Special needs populations face major challenges in securing affordable, safe, and decent housing, and the current economic climate has left many of them without sufficient income to meet basic needs.

Generally speaking, the needs for housing and supportive services among persons living with AIDS or HIV are larger than what local governments and non-profit organizations in metro Atlanta are able to supply. For example, in 2011, overall HOPWA housing goals in the Atlanta region fell short of being met by approximately 15%.

There is currently a five-year (2010-2014) HOPWA planning framework for the 28-county Atlanta area that was produced by Collaborative Solutions, the regional HOPWA technical assistance provider. Collaborative Solutions estimated in 2009 that 17,769 people living with AIDS or HIV were low-income, and that 13,860 of those were in need of housing assistance. In 2011, a consumer survey was distributed by the HOPWA Committee of the Metropolitan Atlanta HIV Health Services Planning Council to identify housing needs. This survey was completed by approximately 315 people, and a written report which detailed the results of both the survey and related focus groups was produced.

The numbers of seniors in poverty and fragmented situations will lead to a high demand for comprehensive services that lend themselves to the development of lifelong communities for individuals to age in place. Public-private partnerships will be necessary to develop these walkable senior villages that provide the wrap around support services to this special population. Development of these communities should be incorporated into existing neighborhoods with aging populations. It would be ideal to have these senior villages as a smaller component of a larger mixed use infill development to reduce transportation needs and increase accessibility. Aging and unkempt apartment complexes would be excellent locations for these large mixed developments as pockets within existing established neighborhoods. These mixed-use developments would assist with the revitalization of these established communities, meeting the needs of the aging population, while providing the amenities that younger generations are seeking.

The need for housing rehab programs for seniors who insist on staying in their homes will also need additional support and funding to meet the demand. Providing a senior village for residents to move to a nearby mixed-use town center within their own community should reduce the need for housing rehab and make a relocation option more desirable.

Housing needs of the refugee population also need to be addressed. Many aging apartment complexes throughout the County are in need of major renovations to be considered decent affordable housing for this special population. Many of these complexes are beyond repair and need to be demolished and redeveloped with more of a village concept that incorporates affordable housing and space for satellite offices offering the supportive services necessary to serve this special population.

These needs are determined based on the census numbers and reports released by the Atlanta Regional Commission.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The state of Georgia ranked 6th in the U.S. in number of AIDS cases through 2009, while the 2010 U.S. Census found it to be the 9th most populous state in the country. According to data compiled by the Fulton County Ryan White Part A Program (which includes 20 of the 28 counties in the Atlanta metropolitan statistical area), the vast majority of persons living with AIDS in the Atlanta area lived in the urban counties immediately surrounding the City of Atlanta by the end of 2010. Of these persons, 58% were living with AIDS, 42% were living with HIV/non-AIDS, 76% were African American, and 24% were white. Among newly reported cases of AIDS in 2010, the proportion of cases reported among African Americans rose from 68% in 2009 to 76% in 2010, while the proportion among Whites decreased from 24% to 16% over the same time period. Among females reported with AIDS, 89% were African American and 11% were White. Among males, 63% were African American and 11% White.

In the 2010 Census, seniors who were sixty-five and over made up 9 percent of the total county population. 62,228 residents of DeKalb County were over the age of sixty-five. A 16.9% change over the last decade. These numbers are only expected to increase in the next five years. Thirty-eight percent (38.0%) of DeKalb's Senior population has one or more disabilities and of the disabled population, 4,473 seniors have a self-care disability. The trend in Senior housing is moving more towards group quarter living and these numbers are only expected to increase as the cost of supportive services for Seniors increases.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

DeKalb County has an aging population and has focused a significant percentage of its resources on the development of intergenerational and senior community facilities with programming focused primarily on the County's aging population. With the development of three new community senior centers and one large regional facility in the last decade, the needs of the aging population in DeKalb County should be well served and competitive with the facilities and services offered in adjacent counties in the Metro Atlanta area.

In order to attract young families and a stronger tax base to the County there is a need for Parks and Recreation to renovate existing recreation centers that are outdated and modify them to meet the needs of current and future populations. There is also the need for additional centers and facilities within the urban core (inside I-285 where population density is significantly higher) of DeKalb County to have better connectivity to and from surrounding residential neighborhoods. Small community centers located within neighborhoods and spaces available for the community to meet, organize and build capacity have all been identified as needs by the residents in our primary focus areas.

Connectivity and walkability are reoccurring themes within many of these communities to increase accessibility to parks, recreational centers, libraries, schools and nearby town centers that provide better opportunities for employment, recreation, entertainment and dining. Connectivity from residential neighborhoods to local amenities would improve the overall quality of life for low to moderate income residence while allowing residents to be more active, reducing health disparities prevalent among these populations. Streetscape improvements and retrofitting once suburban, now urban communities, to be more walkable and bikeable through complete street programs and enhanced streetscapes, multi-use paths and roadways has become a more desirable environment to live, work and play. This environment appears to be the enhanced lifestyle that younger generations are looking for. Attracting younger populations should be a top priority for the County in the next five years to ensure sustainability through a broader intergenerational tax base.

The retrofitting of neighborhoods within these focus areas would naturally create lifelong communities, where current residents and future generations would have the opportunity to age in place. Providing better connectivity and accessibility to existing and proposed amenities would attract people of all ages.

The deterioration of the quality of public education has led to many families moving out of the County in search of better educational opportunities for their children. This has led to a large number of school closings throughout the County and an overabundance of vacant and abandoned schools currently owned by the DeKalb School System. Many of these properties are in a state of decline and have become known as blighted areas within the community with increased criminal activity having a negative effect on the surrounding community.

These vacant and abandoned properties should be looked at as potential areas of opportunity within the community. With relatively minor renovations these recently closed facilities could have income generating programming that could provide jobs as well as space for local non-profits and service providers collaborating to improve the greater community.

How were these needs determined?

DeKalb County Human and Community Development in collaboration with Emory University Office For Community Partnerships worked together to establish a plan of action to gather pertinent information and analyze, Federal, State and County data to assist with the development of the Consolidated Plan . It was determined that the best approach would be a comprehensive one that not only inventoried existing community assets and the state of current amenities, but also analyzed the current conditions of various priority areas throughout the County. This collaborative effort between DeKalb County Government and Emory University led to the development of the DeKalb Sustainable Neighborhoods Initiative. The Initiative was formed to gather community input through a series of community meetings, surveys and data collection techniques that established primary focus within these low and moderate income areas. The eligible communities involved developed strategies to address the most pressing issues directly affecting the quality of life in their communities. The community driven strategies were organized in a document tailored specifically to address the community's needs known as the Quality of Life Plan.

Describe the jurisdiction's need for Public Improvements:

Many of the priority areas throughout DeKalb County were developed in the 1950s, 60s, 70s and were constructed prior to code that required developers to include sidewalks in their development plans. In the last decade, DeKalb County has worked with the Department of Transportation on the installation of sidewalks and streetscape improvements on many of the major commercial corridors throughout the County. Some of the projects include the Buford Highway Corridor, Memorial Drive, Candler Road, Downtown Lithonia, LaVista Road, and Chamblee Dunwoody Streetscape Improvements. Aside from streetscape projects, sidewalks were constructed along Covington Highway. All of these projects improved walkability along these major commercial corridors. There is still a need for funding of the streetscape project along Glenwood Road from Candler Road all the way to Interstate 285. This project is critical to provide better connectivity to the new Candler Road Library and the soon to be completed new South Senior Center. There is also a need for sidewalks along Flat Shoals from Second Avenue to Candler Road.

Due to limited funds the County has only had the ability to focus on the installation of sidewalks and streetscapes along major arterial corridors. Sidewalks along major roads were and are seen as the areas of greatest need throughout the County and therefore residential streets and existing sidewalks, many in various states of disrepair are not a primary area of focus for the Roads and Drainage division in the

County. This prioritization, although logical leaves large gaps in residential neighborhood connectivity to parks and recreational opportunities, libraries, public schools, senior and community centers, and town centers that provide access to jobs, mass transit, entertainment and dining opportunities.

The need for public improvement through the PATH and other multi-use trail systems, the installation of bike lanes and better walkability have all been identified by community members within the geographic priority areas. As the Beltline continues to develop around the core of Atlanta, the critical need for better trail connectivity within DeKalb County to connect residents to the proposed Beltline will become a necessity to the quality of life and sustainability of DeKalb County to bring younger generations to the area who have established certain expectations associated with urban living.

How were these needs determined?

DeKalb County Human and Community Development were directly involved in various community planning efforts that determined the needs of the community. These planning efforts included the DeKalb Sustainable Neighborhoods Initiative, the DeKalb Master Active Living Planning Process, Clarkston Active Living Initiative (CALI), Doraville Active Living Initiative, Chamblee Active Living Initiative and the Clarkston Development Foundation's Next Steps Community Conversations and the Clarkston Technical Assistance Panel (TAP) Report developed for the City of Clarkston by the Urban Land Institute.

Describe the jurisdiction's need for Public Services:

DeKalb County has seen an increase in the need for public services surrounding the increasing senior population and has been proactive in addressing those needs through the development of one regional senior center in the Panola Road area of Lithonia and three new community senior centers in the north, central and south regions of the County. Human services will manage these facilities and will provide adequate programming to meet the needs of the senior's population.

The Lifelong Communities Initiative should include a component of wrap around services to the senior population to address senior housing concerns through better community engagement of this special population. An intergeneration program shall be created within communities that assist elderly within neighborhoods with the upkeep and maintenance of housing. DeKalb Habitat for Humanity will work with DeKalb County Human and Community Development with their Brush of Kindness program to connect volunteers to the senior populations to assist with quality rehabilitation services that include proper oversight. The enhanced and improved housing rehab program should be another tool used to assist seniors in housing renovation needs in the identified priority areas.

We are seeing a need for more public services surrounding youth within the priority areas, especially during the summer months when school is out. The Youth Summer Voucher Program that currently provides vouchers worth up to \$250 for youth between the ages of 5-15 to participate in educational

enrichment and recreational programs is and will continue to be made available to income eligible families. With the increase in crime in many of the priority areas in the summer months as seen in crime data and online crime mapping services shows a strong need for programs for youth ages 15-21. Communities have expressed concerns that a lack of job opportunities and a major need for more programming for our older youth is critical to reduce crime rates and allow youth to get engaged in community projects that would have a direct positive impact on the communities in which they live.

How were these needs determined?

DeKalb County Human and Community Development in collaboration with Emory University's Office For Community Partnerships worked together to establish a plan of action to gather pertinent information and analyze, Federal, State and County data to assist with the development of the Consolidated Plan . This collaborative effort between DeKalb County Government and Emory University led to the development of the Long Term Objectives for the 2014-2018 Consolidated Plan for HUD Programs. These long term objectives incorporate and address both housing and non-housing related community development and public service needs.

Housing Market Analysis

MA-05 Overview

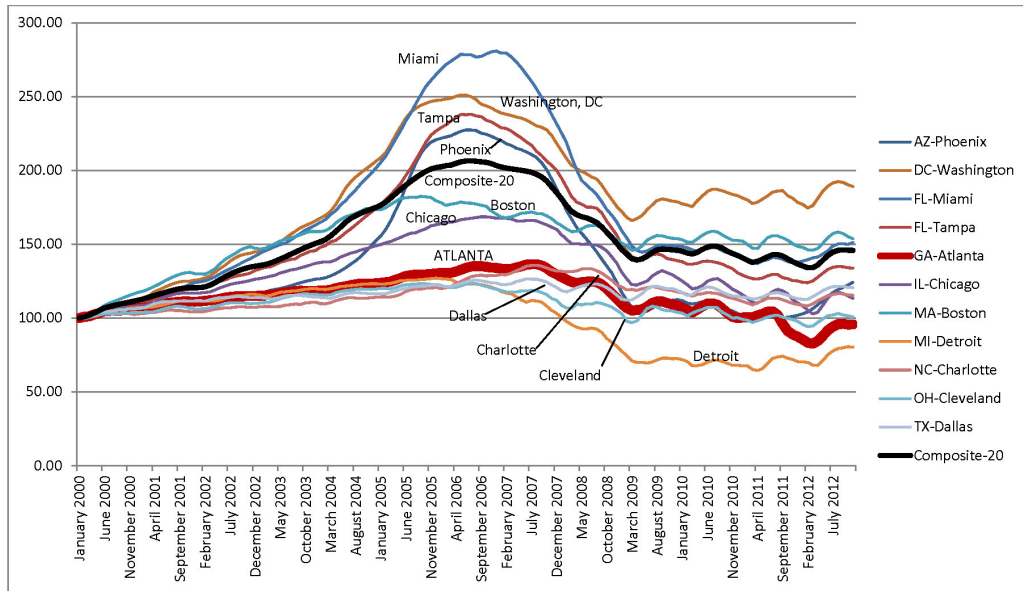
Housing Market Analysis Overview:

The leading housing market indicator is the Case-Shiller Home Price Index, published by Standard & Poor's.[1] The index is designed to measure the average change in single-family home prices in a particular geographic housing market area. The index, computed monthly, is based on the price change between two arms-length sales (excludes property transfers between family members) of the same single-family home; the value for each month's index rating is based on a three-month moving average. Excluded from the index calculations are newly constructed homes, co-ops/apartments, multi-family dwellings or other properties that cannot be considered single-family. Also excluded are data related to sales of homes that sell more than once within a six month period; sales pairs are weighted based on the time interval between the first and second sale (sales pairs with longer time intervals are given less weight than sales pairs with shorter intervals). Data are gathered nationally for 20 metropolitan areas, including Atlanta (28-county MSA).

Figure MA-OS-1 shows the Case-Shiller Home Price Index values for metropolitan Atlanta, selected other metropolitan areas, and the composite 20 metro area for the period January 2000 to November 2012. The figure shows that the run up in housing prices, begun in the early 2000s, that characterized many housing markets did affect Atlanta. Unlike metros areas such as Miami, Washington, Tampa, and Phoenix, the housing bubble in Atlanta was relatively small, well below the average for the 20 metro areas tracked by the Case-Shiller Home Price Index. Figure MA-OS-2 shows that the housing price gains in Atlanta between January 2000 and their peak value (July 2007) were relatively modest (36.47%) as compared to the composite 20 metro average (106.52%) and well below the gains reported in metro Miami (180.87%), Los Angeles (173.94%), Washington (151.07%), and San Diego (150.34%). Similarly, just as the rise in home values in Atlanta was less steep than in other metro areas, so too was their decline from peak values (Figure MA-OS-1, Figure MA-OS-3). Single-family home prices in metro Atlanta have declined about 30 percent from their peak value (July 2007) to November 2012, which is equivalent to the overall average decline for the 20 metro areas tracked by the Case-Shiller Index.

Metro Atlanta's distinctiveness is most pronounced during the period August 2011 to March 2012 when housing prices fell much more sharply in Atlanta (-19.2%) than in other metro areas (-6.3% composite 20 average). Though prices have rebounded from the March 2012 trough (15.9% increase as of November 2012 compared to 8.8% for the metro 20 composite average), Atlanta (95.68) and Detroit (80.33) are the only two metro areas among the 20 metro areas tracked by the Case-Shiller Home Price Index where single-family home prices in November 2012 had not yet reached their January 2000 levels (100.00).

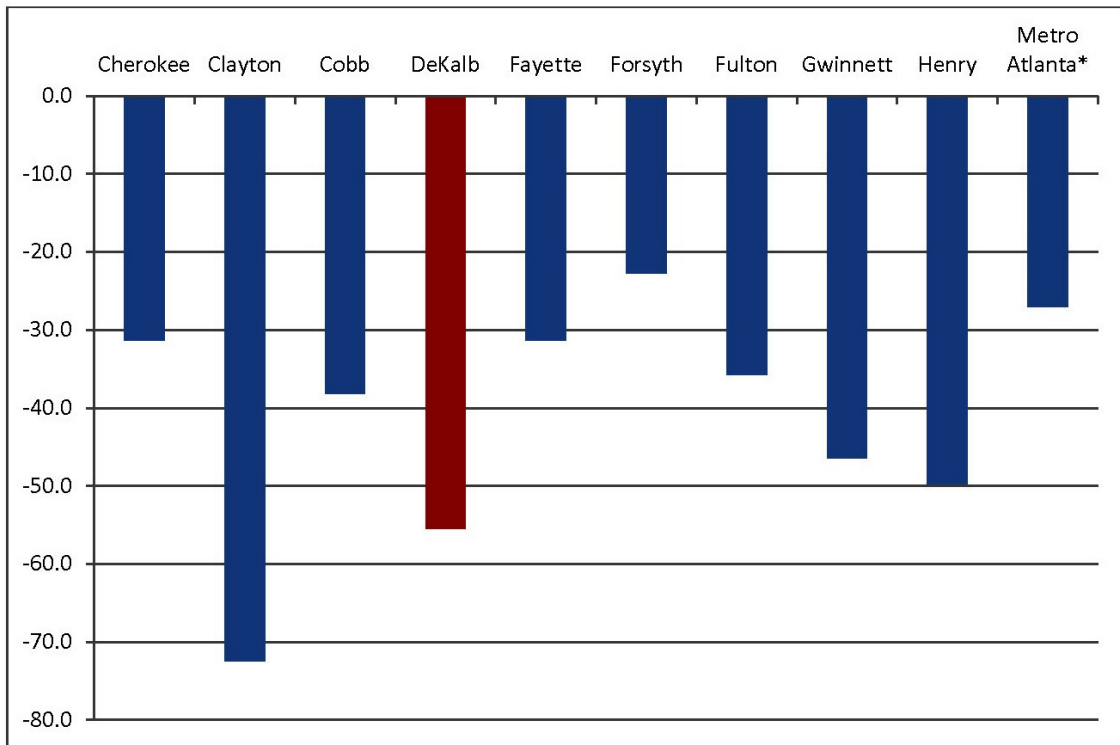
Figure MA-05-1. Case-Shiller Home Price Index, January 2000 – November 2012



Source: S&P/Case-Shiller Index.

Figure MA-05-1 Case-Shiller Home Price Index, January 200-November 2012

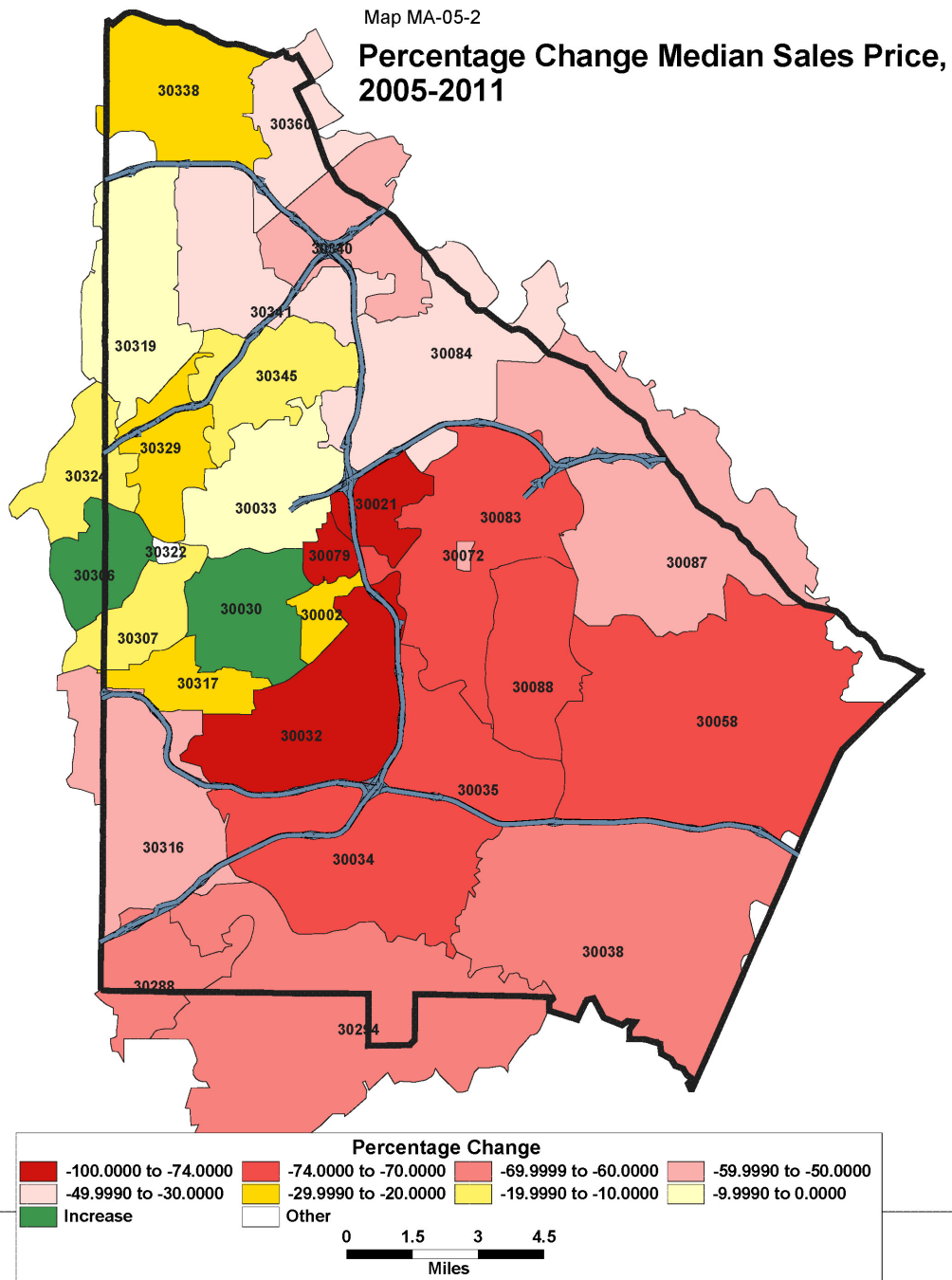
Figure MA-05-7. Percentage Decline in Median Home Sales Price, 2007 – 2011, by County.



Source: Atlanta Journal-Constitution, Atlanta Home Sales Report.

* Percentage change in Case-Shiller Home Price Index, Atlanta MSA.

Figure MA-05-2 Percentage Decline in Median Home Sales Price, 2007-2011, by County



Map MA-05-2 Percentage Change Median Sales Price, 2005-2011

Market Analysis Overview 1

It is important to note that all segments (price point) of the housing market responded similarly. For most of the most MSAs that the Case-Shiller Home Price Index tracks, including Atlanta, S&P publishes tiered price data where tier breakpoints are used to divide the sales pairs into thirds in each MSA. Figure MS-05-4 shows Atlanta's Tiered Home Price data for January 1991 through November 2012. As the figure shows, all three price tiers followed roughly the same trajectory until mid-2010. All three price tiers in Atlanta saw roughly equivalent price appreciation (30-40%) between January 2000 and their peak in July 2007, and all three saw roughly equivalent declines between their peak July 2007 values and June 2010 (-18-28%). However, between June 2010 and March 2012, single-family home sales in the low-tiered market have fallen sharply (-52.6%) compared to much smaller declines in the middle tier (-29.3%), and high tier (-16.1%). Since March 2012, however, the low-tiered market has shown some signs of resurgence, with single-family home prices rising by about 25 percent through November 2012, as compared to 15 percent for the middle tier and 11 percent for the high tier. Overall, the low-price tier has taken the hardest hit in the metro Atlanta housing market, due largely to their disproportionately higher share of distressed and foreclosed properties. Average home prices in the low-tiered market are 41 percent below their January 2000 levels. In contrast, the mid-tiered market is 15 percent below 2000 levels and the high-tiered market is 5 percent above January 2000 levels.

In addition, to market variation by price levels, there is also considerable geographic variation throughout the Atlanta metropolitan area in housing market performance. Unfortunately, the Case-Shiller Home Price Index does not publish index values for individual counties or zip codes. Figure MA-05-5 presents county data for nine metro Atlanta counties from the *Atlanta Journal-Constitution's Atlanta Home Sales Report* showing the volume of annual home sales between 2005 and 2011. The data show that most counties recorded their peak in home sales somewhere between 2005 and 2006 and all counties saw their housing markets slow considerably through 2008. Overall, among the nine metro counties the number of home sales declined by 40 percent between 2006 and 2008, with the sharpest drops found in Cherokee, Gwinnett, and Henry counties, all of which posted declines of 50 percent or more. DeKalb County posted a decline in home sales of 29 percent. Though all nine counties reported an increase in the volume of home sales between 2010 and 2011 (nine-county average gain of 11 percent), DeKalb County home sales transactions (7.5% increase) lagged slightly below the metro wide trend during this period. Gwinnett (19%), Cobb (17%), and Fayette (16%) recorded the greatest increases in home sales volume.

Despite the recent uptick in home sales volume, Figure MS-05-6 shows that the median total sales price (new construction and existing sales) in most metro Atlanta counties has declined steadily from their 2006-2007 peak, with the sharpest declines generally taking place between 2007 and 2009. In DeKalb County, the median total sales price declined by 55.5 percent between 2007 and 2011. Among the nine counties included in the analysis, only Clayton County (-72.5%) had a steeper decline in home sales prices (Figure MA-05-7).

Market Analysis Overview 2

There is also significant variation in housing prices within DeKalb County, as shown in Map MA-05-1, which displays the total median home sales price in 2011 for DeKalb County zip codes, the latest year for which complete sales data are available. Note that the data for zip codes that are split between DeKalb and another county only include DeKalb County transactions. As the map shows, there are generally two housing markets in DeKalb County, inside the perimeter and outside the perimeter. Eleven of the thirteen DeKalb zip codes with the highest median home sales price are inside the perimeter and north of Interstate 20. The other two high value zip codes are north of the perimeter and northwest of Interstate 85. There is a large contiguous cluster of zip codes in the lowest category of median home sales prices (below \$60,000). All but two of these zip codes (30032—Belvedere Park, Candler-McAfee, and East Lake Terrace; and 30079—Scottdale) are outside the perimeter and south of the Stone Mountain Highway.

These patterns are also reflected in Map MA-05-2, which shows the spatial variation in the percentage change in median single-family home sale prices between 2005 and 2011. Overall, home sales prices declined by 54 percent countywide between 2005 and 2011. Only two zip codes (30030—Decatur, 10%; and 30306—Druid Hills, 17.7%) reported an increase in the median value of home sales during this period. Generally, zip codes inside the perimeter had smaller declines in home sales prices than was the case for zip codes outside the perimeter. Eight zip codes saw home prices decline by 70 percent or more, lead by 30021—Clarkston, -78.8%) and 30032—Belvedere Park, Candler-McAfee, and East Lake Terrace (-77.1%).

Trends in median home sales prices between 2007 (the housing peak in DeKalb) and 2011 have generally followed similar patterns to the overall trend between 2005 and 2011 for most zip codes (Table MA-05-1). Overall, the median sales price for single-family homes declined by 55.5 percent for DeKalb County between 2007 and 2011 as compared to 54.1 percent between 2005 and 2011. Only one zip code (30030—Decatur, 8.2%) reported an appreciation in the median value of home sales between 2007 and 2011. Three zip codes, all three inside the perimeter, saw their median home sales prices drop more sharply between 2007 and 2011 than for the overall period. These included 30033 (-16.3% v. -7.5%), 30324 (-26.5% v. -14.7%), and 30345 (-28.6% v. -15.5%).

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There were 304,765 housing units in DeKalb County according to the 2010 decennial census, an increase of 16.7 percent since 2000. Among the 271,809 occupied units in 2010, 43 percent (117,162) were renter-occupied and 57 percent (154,647) were owner-occupied units. The number of renter-occupied housing units increased at about twice the rate (13.2%) as that recorded for owner-occupied housing units (6%) over the past decade. The housing vacancy rate in DeKalb County in 2010 (10.9%) was more than twice the rate in 2000 (4.6%) and about the same as that recorded in 1990 (9.9%).

About two thirds of the housing units (63.8%) in DeKalb County are single-family; 35.6 percent are multi-family. Among multi-family properties, about one in four (24.8%) are located in properties with more than 20 units. Among rental properties, about one in four (26%) rental units have three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	162,679	57%
1-unit, attached structure	18,007	6%
2-4 units	15,799	6%
5-19 units	62,509	22%
20 or more units	25,802	9%
Mobile Home, boat, RV, van, etc	1,542	1%
Total	286,338	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	130	0%	2,102	2%
1 bedroom	1,727	1%	28,972	28%
2 bedrooms	19,246	13%	45,911	44%
3 or more bedrooms	128,384	86%	27,223	26%
Total	149,487	100%	104,208	100%

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As shown in the 2011 and 2012 CAPER, DeKalb County produced the following affordable housing results.

- HOME – 40 new affordable rental units
- HOME - Rehabilitation of 106 owner occupied single family housing units
- HOME – Down Payment Assistance for 150 households
- HOME – 10 units new/rehab housing units through CHDO.
- CDBG – Emergency Repair for 10 single family housing units
- CDBG – Demolition 10 single family housing units
- NSP - Rehabilitation of 88 affordable rental units

The County's affordable housing goals for 2014-2018 are shown in Section SP-45 of this document. These goals are attainable only if HUD provides programmatic funding at no less than the 2013 funding level. If funding programmatic funding is below the 2013 level, the affordable housing goals must be reduced.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Housing Authority of DeKalb County plans to add/remove affordable housing units Through the RAD conversion of the HADC's 266 public housing units, the affordable unit count will be:

- * Phase I - 9% LIHTC/Senior Project -70 RAD Units/30 PBV Units
- * Phase II - 4% LIHTC/Family Project Summary - 40 RAD Units/120 LIHTC/40 Market Units
- * Mountain View Residences – 9% LIHTC - 25 RAD Units/50 PBV Units/5 Market Rate Units
- * Forrest Heights – 9% LIHTC - 6 RAD Units/48 PBV units/26 LIHTC Units
- * Spring Chase Apartments – Rehabilitation - Up to 59 RAD Units
- * Hills at Fairington – Substantial Rehabilitation - Up to 59 RAD Units
- * Ashford Parkside and Landing – RAD Conversion - 66 RAD Units

Does the availability of housing units meet the needs of the population?

According to the 2010 decennial census, there were more than 33,000 vacant housing units in DeKalb County (Table NA-05-7), a nearly three-fold increase from 2000. More than half of these units (17,252) were vacant units for rent and another 6,076 were vacant units for sale. Based on simple supply and demand, there is an adequate supply of housing to meet the needs of the population.

However, when one takes cost into consideration, there is a growing gap between the demand for housing from low- and moderate-income households and the availability of affordable rental units (see section MA-15 for further details). Most notably, between 2000 and 2010 the shortage of affordable rental housing units increased from 29,184 to 47,809 (63.8%).

Describe the need for specific types of housing:

The greatest need is for affordable rental housing units, particularly units that are affordable to households with income at or below 50 percent of the area wide median income. In 2010, there were approximately 2.59 households in DeKalb County with household income at or below 50 percent of the area wide income for every rental housing unit that was affordable (30% of household income or less) for households in this income group.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing cost and housing affordability are the biggest challenges facing low- and moderate-income families and individuals in DeKalb County. Based on data from the 2005-2009 American Community Survey, only four percent of renter-occupied housing units in DeKalb County were considered affordable to very low income households (less than 30% of area wide median income); 21 percent of rental units were considered affordable to low income households, and 59 percent were considered affordable to moderate income households (50-80% of AMI). An even smaller share of owner-occupied housing units were considered affordable to low- and moderate-income households: five percent of owner-occupied housing units were affordable for low income households, 20 percent of owner-occupied units were affordable for moderate income households, and only 28 percent of owner-occupied housing units were considered affordable for households earning at the areawide median income (\$69,300 in 2012).

The most acute housing need in DeKalb County is the availability of affordable rental housing. Based on available data for 2010, there was a gap of nearly 50,000 between the number of available affordable rental units and the number of low- and moderate-income renter households seeking housing.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	133,500	0	(100%)
Median Contract Rent	671	0	(100%)

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	12,799	12.3%
\$500-999	73,074	70.1%
\$1,000-1,499	15,567	14.9%
\$1,500-1,999	2,347	2.3%
\$2,000 or more	421	0.4%
Total	104,208	100.0%

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,925	No Data
50% HAMFI	24,239	7,803
80% HAMFI	68,568	30,668
100% HAMFI	No Data	44,266
Total	97,732	82,737

Table 31 – Housing Affordability

Data Source: 2005-2009 CHAS

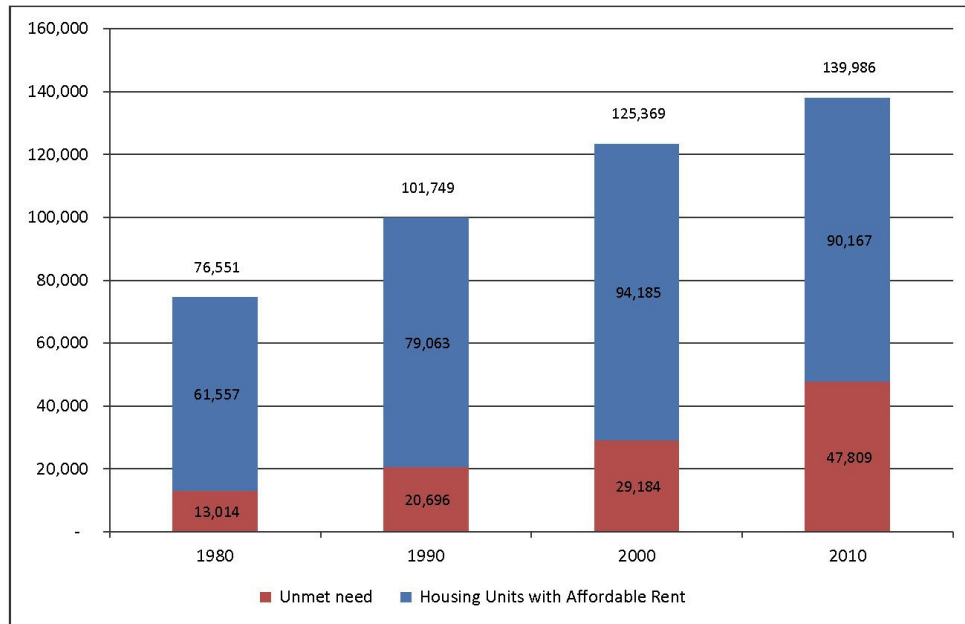
Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	676	737	874	1,158	1,406
High HOME Rent	757	820	912	1,109	1,212
Low HOME Rent	628	673	808	933	1,041

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Figure MA-15-1. Availability of Affordable Rental Housing Units, DeKalb County, 1980-2010
Number of Low- and Moderate-Income Households



Source: Calculated from U.S. Bureau of the Census, Decennial Census of Population and Housing, 1980-2010, and American Community Survey, One-year Estimates, 2011.

Availability of Affordable Rental Housing Units

Is there sufficient housing for households at all income levels?

The most acute housing need in DeKalb County is the availability of affordable rental housing units. As Figure MA-15-1 shows, the number of affordable rental housing units (monthly rent at or below 30% of income for households earning 80% or less of area wide income) declined by 4.3 percent between 2000 and 2010 while the number of low- and moderate-income households increased by 11.7 percent. As a result of these changes, the gap between available affordable rental housing units and the demand for affordable rental housing increased by 63.8 percent over the past decade, rising from 29,184 units in 2000 to 47,809 in 2010.

How is affordability of housing likely to change considering changes to home values and/or rents?

The housing market has been slower to recover in DeKalb County than in other portions of the Atlanta metropolitan area (see MA-05, Housing Market Overview). These trends suggest that a weak housing market will keep rents in DeKalb County relatively low compared to other areas of the Atlanta region.

However, if the economy picks up and if gas prices continue to rise, there may be upward pressure on the housing market in DeKalb County that may exacerbate the availability of affordable units. Of particular concern is the trend over the past decade in which the county lost approximately 4,000 units from the affordable rental housing stock.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As shown in Table MA-15-1, the distribution of rental housing units in DeKalb County by gross rent range in 2011 was comparable to the Atlanta MSA. Overall, about one in four rental housing units in DeKalb County in 2011 commanded a gross rent less than \$750 (24.3%), which was slightly lower than the metrowide proportion (25.8%). Note, however, that DeKalb County experienced a much sharper decline over the past decade in the number of rental housing units with rents in the \$500-\$749 range (-58.1%) than the Atlanta MSA (-36.6%).

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Housing conditions in DeKalb County are comparable to those found in metropolitan Atlanta and the state as a whole. DeKalb County has a slightly larger share of housing built before 1939 than metro Atlanta (3.4% v. 3.1%) and the number of units that lack complete plumbing (2.6% v. 2.2%) and lack a complete kitchen (1.2% v 0.9%) are also slightly higher than the metro area as a whole.

According to the housing conditions that HUD tracks (substandard housing—lacking complete plumbing or kitchen facilities; overcrowded housing—1.01 – 1.5 people per room; severely overcrowded housing—more than 1.5 persons per room; housing cost burden—30-50% of income; and housing cost burden greater than 50%), the incidence of housing units with condition problems is much higher for renter-occupied units (51% have one or more problems) than owner-occupied units (34% with one or more problems). However, the vast majority of housing units with “conditions” in DeKalb County are units with conditions related to cost burden as opposed to physical deficiencies (lacking plumbing or kitchen facilities) or overcrowding.

Definitions

A property is considered to be in “substandard condition” when one or more property conditions exist that do not conform to local building or housing code.

A property is considered to be “substandard but suitable for rehabilitation” when one or more property conditions exist that do not conform to local building or housing code but economic and environmental factors render the property suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	49,397	33%	49,480	47%
With two selected Conditions	623	0%	3,285	3%
With three selected Conditions	151	0%	287	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	99,316	66%	51,156	49%
Total	149,487	99%	104,208	99%

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,600	15%	14,643	14%
1980-1999	48,389	32%	40,578	39%
1950-1979	69,148	46%	44,225	42%
Before 1950	9,350	6%	4,762	5%
Total	149,487	99%	104,208	100%

Table 34 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	78,498	53%	48,987	47%
Housing Units build before 1980 with children present	20,438	14%	10,074	10%

Table 35 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Based on DeKalb County 2012 Tax Digest, 4,359 units out of 204,442 single family dwellings, approximately 2%, are in fair, poor or unsound condition. Based on the same County Tax Digest, 18,209 units out of 89,368 multi-family units, approximately 20%, are in fair or poor condition. There are substantial amount of units are in unknown condition. Therefore, the percentage units in fair and poor condition may be even much higher than 20%. The relatively high percentage of multi-family units that are in poor or fair condition indicates a need for rental rehabilitation. When one considers the age of the age of housing stock, along with the number of substandard owner occupied properties indicate a need for owner occupied repair and or rehabilitation is needed. The County will work with homeowners and local jurisdictions to implement these programs.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

It has been conclusively established that lead is a toxin that affects the central nervous system and is particularly damaging to the developing nervous system of young children and fetuses. High blood lead levels (BLLs) can result in convulsions, mental retardation, and death. Research has shown that even low BLLs can have serious health consequences. These include reduced intelligence and short-term memory, slower reaction times, poorer hand-eye coordination, reduced height, hearing problems and multiple behavior problems. While public health agencies and organizations such as the Centers for Disease Control and Prevention (CDC) have specifically targeted the elimination of lead poisoning above certain BLL thresholds, there is no “safe” amount of lead in a child’s bloodstream, and damage caused by lead poisoning is permanent and irreversible.

The U.S. Census provides data on a number of variables and attributes indicative of higher levels of risk of elevated BLLs among children. Among these are the presence of housing built before 1980 and before 1950, low-income families, blacks, Hispanic and Latinos, children under the age of six, renter occupied housing units, and various combinations of these factors. By using these and other data points, we can examine which areas of the county are likely to be higher risk at the census tract level.

Although DeKalb County has been described in the past as a “high risk” county in Georgia for childhood lead poisoning by the Georgia Department of Public Health’s Georgia Healthy Homes and Lead Poisoning Prevention Program (GHHLPPP), and ranks highly in the state among the most frequently cited risk factors for childhood lead poisoning, it has consistently shown lower rates of elevated childhood BLLs than the state as a whole.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

DeKalb County residents are served by three housing authorities: the Housing Authority of DeKalb County, the Housing Authority of the City of Decatur, and the Housing Authority of the City of Lithonia. Overall, these three housing authorities provide assistance to approximately 8,000 low- and moderate-income households, primarily through housing choice vouchers (7,103 total; 5,650 are tenant-based, 603 project-based, and 850 are special purpose vouchers provided to veterans, the disabled, and through the family unification program). There are 615 units of conventional public housing in DeKalb County. The table below provides a brief profile of each housing authority:

There are 615 units of public housing in DeKalb County. The Housing Authority of DeKalb County has plans to demolish the 266 units of public housing under its administration at the Tobie Grant Manor development in 2014 as the first phase of a mixed-income housing development that will be constructed at that site. The Housing Authority of the City of Decatur is in the midst of a major modernization and redevelopment of its Allen Wilson Campus. Phase I (40 units) and Phase II (80 units of elderly housing in Oliver House) recently opened and Phase II is currently under construction. When completed, 289 units will be available on the Allen Wilson campus.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	615	4,897	6	4,252	3,015	1,333	684
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. Inspection scores for DeKalb County public housing developments, as of 2011, the most recent year for which data are available, are reported below:

Public Housing Condition

Public Housing Development	Average Inspection Score
Allen Wilson Terrace - Housing Authority of the City of Decatur 01-23-2009 inspected	73
Allen Wilson Terrace - Housing Authority of the City of Decatur 02-22-2010 inspected	83
Housing Authority of the City of Lithonia 12-28-2009 Inspected	61
Tobie Grant Manor - Housing Authority of the County of DeKalb, GA 12-082009 Inspected	87
Ashford Parkside - Housing Authority of the County of DeKalb, GA 11-12-2009	70
Ashford Landing - Housing Authority of the County of DeKalb, GA 11-30-2009	79
Average -Metropolitan Atlanta	82

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The DeKalb Housing Authority has plans to revitalize Tobie Grant Manor in Scottdale, a publicly assisted housing project with 200 units. The Lithonia Housing Authority recently partnered with Mercy Housing and developed a net 92 units of affordable housing. An additional proposal was submitted to build senior housing and did not receive local support. The Decatur Housing Authority is redeveloping Allen Wilson Terrace, a 64-year-old, 200 unit development. 120 units have been completed and occupied as of September 2012, with the remainder on track to be completed and occupied by early 2014. In 2012, the Decatur Housing Authority completed over \$500,000 in capital improvements in its public housing stock, and each year they revise their five-year capital improvement plan and receive feedback from a Resident Advisory Committee.

There has been a large reduction in funding for affordable housing from the U.S. Department of Housing and Urban Development (HUD), and a lack of capital for affordable housing developers from financial institutions and investors has slowed down what public housing authorities (PHAs) can do. Additionally, PHAs do not have the funding for bond issues. Despite this, the Lithonia Housing Authority continues to search for avenues and partnerships for affordable housing development and for the rehabilitation of existing occupied publicly assisted units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In addition to the DeKalb Housing Authority's plans to revitalize Tobie Grant Manor, there is a new community center under construction nearby. The Decatur Housing Authority has implemented a "team

approach” with residents in the planning of future improvements. Quarterly resident and management forums are held to garner feedback and to discuss planned improvements in detail.

According to the Lithonia Housing Authority, there has been a large reduction in funding for affordable housing from HUD. Other problems include a lack of capital for affordable housing developers from financial institutions and investors, and the fact that PHAs do not have the funding for bond issues.

What plans or activities are underway for connecting public housing residents to support services, or moving families into self sufficiency?

At the DeKalb Housing Authority, Resident Services, and the Communications and Community Development Department have recently increased their number of staff in order to work towards better and expanded service provision.

The DeKalb Housing Authority has just renewed, for an additional three years, a Resident Opportunities Self-Sufficiency (ROSS) grant that was obtained through HUD, which allow them to increase their service provision to publicly assisted housing residents. The Decatur Housing Authority implements more than 150 programs and activities annually to address residents’ needs and encourage self-sufficiency. These include the STAR Afterschool Program, home buying seminars, health and wellness classes for seniors, annual college tours and more. The Decatur Housing Authority also provides annual scholarships to assist students attending college or technical schools.

The Lithonia Housing Authority will continue to partner with DeKalb County community service agencies to provide supportive services, but believes service provision could be improved if there were some satellite offices or campuses in Southeast DeKalb. Most of these services are currently located in the Decatur area, and transport times between them and Southeast DeKalb can be lengthy, particularly with public transportation.

Discussion:

The DeKalb Housing Authority tries to work closely with DeKalb Human and Community Development, and they want to continue to do so and to collaborate more frequently and effectively. They believe that there are opportunities for more grant writing and for new and expanded programming opportunities with the DeKalb Office of Senior Affairs.

The Decatur Housing Authority partners with agencies such as Agnes Scott College, DeKalb County Workforce Development, Decatur Active Living, City Schools of Decatur, and various businesses, churches and contractors. These agencies and organizations provide funding, training, volunteers, and donations to supplement Decatur Housing Authority services, and the authority plans to continue and expand these collaborative relationships.

The Lithonia Housing Authority wants to collaborate with the County to provide satellite offices or service centers in the Southeast DeKalb area and throughout the county outside of Decatur generally.

They also recommended establishing memorandums of agreement with PHAs as collaboration for each county, state and federal service.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In previous years, DeKalb County collaborated with the City of Atlanta and Fulton County in the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness. While the jurisdictions have formed separate Continuums of Care, through a collaborative process, the homeless population may cross jurisdictional boundaries to access facilities in other continuums. The 2012 Tri-J Continuum of Care Application provides a comprehensive list of services and facilities available to address homeless needs and homeless prevention for the City of Atlanta and Fulton and DeKalb Counties.

This section highlights those organizations providing for the needs of homeless or potentially homeless persons in DeKalb County and summarizes the facilities available there. As shown in the following attachment, the majority of homeless prevention efforts involve assistance with housing costs or counseling and advocacy. Supportive services for homeless persons typically include case management and life skills training. Transportation and assistance dealing with alcohol and drug abuse and mental health issues are other common services available.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	139	0	187	253	0
Households with Only Adults	0	0	269	252	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	871	125
Unaccompanied Youth	54	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Facilities and Supportive Services for Homeless

Decatur Cooperative Ministry, Inc. - Project Take Charge provides financial assistance with rent, utilities, and food, and financial education. The agency also provides emergency shelter and transitional housing.

Decatur-Area Emergency Assistance Ministry - Financial assistance for utilities, prescriptions, food, rent or mortgage. Limited geographical area served.

Greenforest Social Ministry - Crisis intervention ministry that provides food and/or financial assistance for mortgage, rent, gas, electric, and water.

Salvation Army, Peachcrest Corps - Rent, mortgage, utilities (gas, electric, water), prescriptions for medicine (one per household).

Travelers Aid of Metropolitan Atlanta - Motel/hotel emergency shelter; transitional housing; emergency assistance; permanent supportive housing; services for victims of domestic violence; services for persons with HIV/AIDS.

Breakthru House - Long-term residential substance abuse treatment for women

Atlanta Legal Aid - advice, referrals, and legal representation in tenant-landlord disputes, employment cases, public benefits, consumer issues, education issues, and family law matters; Home Defense Program for mortgage- or foreclosure-related cases)

Caring Works, Inc. - permanent housing with supportive services

Center for Pan Asian Comm. Service - Foreclosure Prevention Counseling, pre-/post-purchase one-on-one counseling, 1st time homebuyer workshop, homeless prevention, credit/budget counseling

CHRIS Kids - housing for youth age 18-24 and aging out of foster care

Clifton Sanctuary Ministries - shelter and transitional housing

Community Advanced Practice Nurses - CAPN provides free primary healthcare, health education and mental health services.

Action Ministries - Transitional Housing

DeKalb CSB - Mental Health Services and Permanent Supportive Housing

Furniture Bank - Free household furniture to clients moving out of homelessness, living with HIV/AIDS, and fleeing domestic violence.

Facilities and Supportive Services for Homeless 1

Hosea Feed the Hungry - Food Pantry, Rental & Financial Assistance, Clothing Closet

Interfaith Outreach Home - Emergency shelter for families with children

Living Room - Housing Services (i.e., Rent, utility, mortgage assistance), Supportive Housing and Emergency Lodging Assistance {HIV/AIDS}

Nicholas House - Tenant Based Rental Assistance Program for the Homeless

Oakhurst Recovery Program - residential substance abuse treatment for men

Our House - free child care to homeless families, and case management

Shearith Israel Shelter - Emergency Shelter November -March; Meals, MARTA, Mailing Address, Laundry, Computer Use, Social Service Referrals and Weekly Empowerment Sessions.

Safe Haven Transitional - housing for victims of domestic violence

Refugee Family Services - Domestic Violence Prevention Project: crisis intervention, personal support for refugees, immigrants, undocumented and US-born female clients;

PCCI - Rapid Rehousing Services for Homeless persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

DeKalb County partners with Grady Hospital, St. Joseph's Mercy Care, DeKalb Community Services Board (CSB) and the Community Advance Practice Nurses to provide health and mental health services to the homeless. Providers and the County work with the Projects for Assistance in Transition for Homelessness (PATH) Team. This 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.

DeKalb County in partnership with Decatur Cooperative Ministry (DCM) uses EGS funds to provide a part-time staff person from First Steps Staffing to be housed at DCM to provide employment and benefit services to the at-risk and homeless citizens that may be in need of specialized employment services. DeKalb County also works closely with the DeKalb Workforce Development Center and Goodwill Industries to provide resume writing, job training and employment services to the homeless and at-risk. DeKalb County will continue to work with program providers to increase the percentage of participants that receive mainstream benefits at program exit. DeKalb County will also continue to provide information and training to the service providers on how their staff can assist clients in accessing mainstream benefits.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

DeKalb County works with its partners in the community to collaborate on projects to ensure that chronically homeless individuals and families are housed and provided necessary supportive services. The collaborating agencies will continue to coordinate funding and resources to make additional permanent housing beds available for the chronically homeless community. Efforts include increasing outreach to chronically homeless families and veterans and streamlining the assessment and referral process for HUD-VASH, SSVF, and other programs that serve homeless veterans. DeKalb County is leading the Veterans Subcommittee for the HUD Dedicating Opportunities Initiative which has placed as a goal to house 701 veterans by Veterans Day, 2013. To meet this goal the County is working in partnership with the DeKalb and Decatur Housing Authorities to make sure local VASH voucher recipients are housed quickly and are included in the count.

In collaboration with the Continuum of Care the short-term plan is to decrease the number of homeless households with children and to continue to support and collaborate with successful, nationally recognized programs such as the DeKalb Kids Home Collaborative which was developed out of efforts of DeKalb HPRP funded agencies. PCCI assumes the task of placing families into appropriate permanent housing settings within the community while its partner homeless service providers focus on stabilizing

clients with case management and other support services. This program was identified in a Department of Health and Human Services report as one of 13 best practices across the nation for linking human services to housing. In addition, Project Community Connections (PCCI) has an MOU with the DeKalb County and City of Decatur school systems to work with homeless school liaisons to accept referrals for housing assessment, and to provide housing location services, housing counseling services, budget assessment, connection to landlords, and monthly follow-ups. PCCI was recognized by the White House Champions of Change in the Fight Against Youth Homelessness. DeKalb County also provides funding to Chris Kids, Inc. Chris Kids provides housing services to youth and young adults who are homeless and who may be aging out of foster care. Housing includes case management with life skills training and job placement services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

As the Atlanta metropolitan area has continued to grow, housing costs have risen. Special needs populations face major challenges in securing affordable, safe, and decent housing, and the current economic climate has left many of them without sufficient income to meet basic needs. Collaborative Solutions, the regional HOPWA technical assistance provider estimated in 2009 that 17,769 people living with AIDS or HIV were low-income, and that 13,860 of those were in need of housing assistance.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There is a need for continued work on homelessness prevention. There is need for facilities that serve as warming and cooling centers to serve homeless individuals and families on a seasonal basis. The needs of the working homeless need to be met through the provision of sufficient supportive services, and grants should be established to target agencies that provide these services.

There is a strong need to retain funding for transitional housing. One organization in DeKalb receives more than 100 calls a day requesting assistance with transitional housing, with temporary financial assistance and case management being the areas of most need. There is also a need for funding to support temporary housing, and supportive services for veterans in DeKalb County.

Seniors need more care and assistance regarding their housing concerns, and need to be better informed as to how they can get in touch with Senior Connections and other available service providers.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The HOPWA program funds beds and supportive services for individuals dealing with substance abuse problems in a housing facility in Atlanta called the Progressive Hope House. The metro Atlanta HOPWA also provides Permanent Housing Placement Services that assist with security deposits and first month's rent in transitioning individuals from transitional housing to permanent housing, as well as Short-Term Rent, Mortgage, and Utility (STRMU) assistance. There are designated permanent housing facilities in stand-alone and scattered site facilities, including some specifically for physically frail individuals. The HOPWA program in metro Atlanta also includes home delivered meals for people living with symptomatic HIV/AIDS and legal services to assist with access to housing, employment and public benefits.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Three new community/senior centers are being built in the county, and the County intends to collaborate with non-profit agencies to continue to assist with the development and/or redevelopment of facilities for senior citizens, including senior centers and adult day care facilities. Additionally, the county plans to increase the availability of affordable permanent rental housing units for elderly households and special needs populations through the new construction of a minimum of 200 units using a mix of public and private financial assistance in projects that conform to the County's Criteria for Affordable Multi-family Housing Initiatives. The county also intends to provide supportive services to eligible senior citizens and immigrant populations in the areas of housing, transportation, and literacy through participation with non-profit agencies.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The jurisdiction plans to continue the HOPWA-related activities that it is currently engaged in. Below is a summary of the achievements of the HOPWA program in Metropolitan Atlanta in recent years, with some specific data from 2011:

HOPWA requires a supportive service component which can be HOPWA or non-HOPWA funded. The City of Atlanta funds transitional housing programs for various special needs individuals and tries to lead these individuals to permanent housing afterwards.

The HOPWA program supports a variety of projects in Metro Atlanta that include: tenant-based rental assistance for very low income households; substance abuse recovery supportive housing and services; permanent housing facilities, both in stand-alone facilities and scattered site (some for frail individuals); Permanent Housing Placement service (security deposits and/or first month's rent); STRMU assistance; home delivered meals for people living with symptomatic HIV/AIDS; and legal services to assist with access to housing, employment and public benefits.

In 2011, the HOPWA Program supported 763 households in facilities that range from permanent housing for medically frail individuals families to shared housing in facilities that provide substance abuse recovery support. Of the 763 households, 275 were in permanent housing facilities and 488 were in transitional housing.

Also in 2011, 3232 households received supportive services in conjunction with HOPWA housing activities and 647 households received supportive services not in conjunction with HOPWA housing activities.

Support services were provided to homeless persons and persons receiving housing assistance in order to help them obtain housing or to stay in their own homes.

During 2011, 295 households received rental assistance, and short-term rent, mortgage and utility payments to prevent homelessness were made for 644 households.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

DeKalb County experienced problems in the past with the construction of a number of poor quality single-family homes that created numerous problems for their owners and generated complaints as the homes began to deteriorate soon after construction. In addition to their poor quality, existing residents complained as the homes and subdivisions were largely unattractive and caused concern that they would have a negative effect on property values in surrounding neighborhoods. As a result, the County instituted several policies that were deemed to be needed in order to avoid these problems in the future. These included minimum square footages, standards for building materials to be used on the front of the homes, and zoned HVAC requirements for multi-story homes. Although these added to the cost of construction, it is the County's belief that mandating requirements such as these is ultimately in the best interests of the homebuyer and saves money for them over the life of their occupancy.

Isolating the consequential impacts of residential zoning and land use regulation depends on the examinations of at least three dimensions of their application: (1) The substantive content of the ordinances; (2) The location and volume of developable land in each residential category; and (3) The receptivity of the local government to changes in regulations to foster affordable housing.

Substantive Content

Substantive Content

On the first dimension, substantive content, DeKalb County's Zoning Ordinance appears to be reasonably just. The American Public Health Association and the Center for Disease Control promulgated minimum standards for residential occupancy in 1986 and, in 2005, a group at the City and Regional Planning Program compared these standards to zoning ordinances for most of the region. The APHA-CDC standards referred to living and sleeping spaces but did not specify measures for bathroom or closets. The Georgia Tech team supplemented the APHA-CDC standards with accepted architectural standards for these spaces to identify minimum healthful unit sizes. The composition of these standards is shown in the appendix Table C-2. In sum, these standards indicate a studio unit minimum of 380 square feet, a one bedroom unit minimum of 500 square feet, a two bedroom unit minimum of 630 square feet and a three bedroom minimum of 805 square feet. (An Analysis of Exclusionary Practices in Residential Zoning in Metropolitan Atlanta. 2005 Pp. 9.)

Multifamily Housing

The DeKalb Zoning Ordinance specifies 650 square feet for a one bedroom, 800 square feet for a two bedroom and 1,000 square feet for a three bedroom unit in a multifamily building. These minimums exceed the public health and safety requirements by 30% for a one bedroom, 27% for a two bedroom and 24% for a three bedroom.

Single Family Housing

Single family regulations are subject to the same logic in terms of unit sizes with the exception that ordinances rarely specify the number of bedrooms. Consequently, most jurisdictions interpret their choices as setting a minimum that permits market determination of size or attempting to promulgate an extensive array of different minimums for multiple separate single family zones. Most choose the latter, but make room for market responsiveness in particular circumstances (planned unit developments, etc.)

But the context for single family zoning is changing. There is a growing body of literature that indicates no or very marginal impacts of smaller single family units on either the price appreciation or the development of new larger single family units. In fact, many developers seek to mix several different sizes of single family units within the same new developments.

Developable Land and Receptivity to Changes Facilitating and Affordable Housing

Developable Land

Regarding multifamily development, the central concerns were obtaining higher densities to permit greater affordability and two specific disagreements with the “Criteria for Affordable Multifamily Housing Initiatives.”

Specifically, the requirement that all exterior walls must have at least 40% brick or stone is arbitrary, capricious, unnecessary and excessively costly; the requirement that some mixed income multifamily developments have no more than 40% income restricted rentals is excessive and is not supported by any empirical research; the requirement that “the existing supply of affordable rental housing is considered to be inadequate” is both unnecessary (because there is a severe shortage of affordable rental housing) and directly contradicts the declared goal of promoting mixed income development in those rare cases where an affordable development is proposed for a higher income area.

Regarding single family development, developers indicated that the application of single family zoning prohibited affordable development as there is no available developable land zoned for unit sizes below 2,000 square feet. The absence of land zoned for the lot sizes described earlier is a severe constraint.

Receptivity to Changes Facilitating Affordable Housing

The receptivity of governments to specific proposals to produce affordable housing when those require a rezoning or other adaptation of the DeKalb County ordinance is a significant barrier. The lottery system applied to zoning petitions discriminates against all development that does not comply with the ordinance as it is applied to developable land. Thus, if there is no developable land zoned R-50 or R-45 (which appears to be the case); the lottery system frequently prevents legitimate consideration of rezoning to remedy the shortage.

Barriers Cited by Affordable Housing Professionals

25 affordable housing developers, service providers, and advocates in DeKalb County were surveyed for their opinions on current regulatory and policy barriers to housing affordability. This group was comprised mainly of executives and managers in the field, a majority whom have worked in affordable housing in DeKalb for at least a decade.

Community Resistance to Affordable Housing

While community resistance to affordable housing was selected by those surveyed as the single largest barrier to affordable housing in DeKalb, there was little specific discussion on the subject matter. One individual argued that the County should work more closely with developers as projects with affordable units are proposed, and help advocate for specific projects that they believe are beneficial to the community.

Cross-Sectoral Collaboration

Several housing professionals called for policies to incentivize better collaboration between developers, service providers, and the County, in order to create more comprehensive communities that combine service provision and affordable housing in a holistic and coherent fashion. There were repeated comments that the aforementioned parties often do not communicate with each other or understand each other well enough to collaborate effectively.

High-Priority Areas

There is a sentiment among many housing professionals that the County needs to find ways to encourage and incentivize transit-oriented affordable rental housing and mixed-income development, as a current lack of affordable housing around well-connected public transportation is preventing lower income individuals from accessing numerous employment opportunities.

Other potential high-priority areas that were mentioned include designated “neighborhood” “town,” and “regional” centers that are set aside for higher densities, and various areas that are located close to concentrations of low and middle-income jobs. In these areas, some individuals suggested that public subsidies may be necessary in order to offset the elevated land cost in these areas.

Barriers Cited by Affordable Housing Professional 1

Land Use Regulations

There is a need for more relaxed and less exclusionary residential land use regulations. Local affordable housing developers want the ability to build smaller homes and multifamily units than they are currently able to in much of DeKalb. Often, they cannot build homes equal in size to even the average existing home in a particular neighborhood or block, and minimum unit and lot size requirements drive up construction costs significantly. These restrictions price-out lower-income residents from housing in much of the County.

Exclusionary zoning appears to be getting worse across the county, creating increased barriers to affordable living spaces. Even when lower income individuals and households are able to purchase

houses with large footprints, they often face far higher energy bills and upkeep costs than they would in smaller homes-- costs which are not typically considered in the mortgage underwriting and approval process. Accordingly, in the unfortunate but likely absence of regulatory land use reforms, there is a desire for more incentives and financing assistance for affordable housing development. Another land use regulation that came under criticism was the current restriction limiting disabled residents in supported housing programs to 10% occupancy within a given complex.

Policy Issues and Recommendations (Landlords and Tenants)

Subsidies for renters that provide banks more incentives to work with non-profit organizations, such as a capped rental assistance subsidy for a percentage in numbers of units in a project, were suggested. One frequent comment was that DeKalb needs to take a more pro-active role in creating opportunities for projects to obtain Project-Based Rental Assistance, which reduces risk for developers. The need for some type of incentive or subsidy for special needs housing was also frequently mentioned, as was the need to relax regulations that prevent people from securing permanent housing based on past evictions, criminal backgrounds, and poor credit.

Barriers to Homeownership

Surveyed housing professionals recommended examining the creation of new policies for homeowners, such as a "rainy day fund" to help low-income homeowners with high-cost necessary repairs. One individual cited widespread bulk-purchasing of foreclosed properties by private equity investors followed by subsequent conversion to rental housing, arguing that this is forestalling opportunities for lower and middle income households from taking advantage of low prices and interest rates to become homeowners. This argument followed that DeKalb should offer incentives for investors to partner with community-based entities and structure rent-to-own programs or other similar strategies that would increase homeownership. Another policy suggestion was for the County to establish a specific target for a ratio of homeownership to rental units, and base any further public policy on that target. One individual stated that the County should increase examination of lending practices in DeKalb to ensure that they are fair and equitable.

Barriers Cited by Affordable Housing Professional 2

Policy Issues and Recommendations (Developers)

Other suggestions from housing professionals included local government examination of how incentives like property tax abatements, tax increment financing, and bond financing can be better leveraged for affordable housing development.

Some housing professionals believe that there are not enough policies to encourage or reward mixed income projects. One suggestion made was for DeKalb to incorporate such an incentive into their use of HOME funds, and find ways to encourage the use of these funds for mixed-income projects, while encouraging bond developments for mixed-income projects. Another comment suggested that HOME funds would be more effective at leveraging private dollars with soft cash flow contingent funds rather than fixed hard money loans.

One suggestion was that the County should concentrate investments that are leveraged by partners, since public-assisted housing connected with private development using Low Income Tax Credits (LIHTC) has been successful in creating mixed-income communities in Atlanta. One individual stated that better job needs to be done of leveraging public funds with private funds, as these public funds are dwindling, making public-private partnerships increasingly more difficult. Others suggested that mixed-income requirements should include a percentage set aside for transitioning and homeless Veterans.

Other housing professionals expressed a desire for more tax credit project opportunities for senior and supportive housing. Others expressed dissatisfaction with the state formula for LIHTC allocation, with upper-income Dunwoody somehow scoring highest in the county by the formula.

The granting of landed property as an incentive in affordable housing development was cited as a way to jumpstart housing development and reduces costs for non-profit developers.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

DeKalb County was known as a bedroom community to the City of Atlanta. However, over the years, DeKalb has transitioned from a suburban community to a more urban community. DeKalb County is the State of Georgia’s third largest county and is home to such entities as Emory University, Mercer University, Georgia Perimeter College, and the Center for Disease Control, Perimeter Mall and Stonecrest Mall. The County’s major employment centers are Perimeter Center, Northlake, Mall at Stonecrest, Emory/CDC, and Lithonia Industrial District. There are also numerous Fortune 500 companies with office and headquarter locations in DeKalb County.

DeKalb County has five major road arteries that run through its boundaries – Interstates 85, 20, 285, and 675, as well as US 78 on the east side of the County. DeKalb County is also home to the DeKalb-Peachtree Airport which is a general aviation field that handles corporate operations for the metro area. DeKalb Peachtree Airport is the second busiest airport in Georgia, second only to Hartsfield-Jackson Atlanta International Airport. Hartsfield-Jackson Atlanta International Airport, which is the world’s busiest airport for passengers and operations, is only six miles from DeKalb's southwestern border. The metropolitan Atlanta area is also served by the Metropolitan Atlanta Rapid Transit Authority (MARTA) system. This system provides an alternative method of transportation for DeKalb County’s residents and businesses with the jurisdiction’s nine rail stations and fifty bus routes.

Additionally to address the growing population and dwindling land acreage throughout DeKalb County, key areas are identified to promote economic development, higher densities and mixed-use developments. These areas have been designated activity centers of various intensities throughout the county.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	551	172	0	0	0
Arts, Entertainment, Accommodations	29,001	23,897	8	11	3
Construction	25,518	9,481	7	4	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	72,117	54,658	21	25	4
Finance, Insurance, and Real Estate	26,344	14,872	8	7	-1
Information	16,430	5,577	5	3	-2
Manufacturing	23,572	6,866	7	3	-4
Other Services	16,575	18,258	5	8	3
Professional, Scientific, Management Services	47,606	13,571	14	6	-8
Public Administration	19,641	29,268	6	13	7
Retail Trade	35,161	28,751	10	13	3
Transportation and Warehousing	21,574	5,572	6	3	-3
Wholesale Trade	10,367	11,682	3	5	2
Total	344,457	222,625	--	--	--

Table 40 - Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Labor Force

Total Population in the Civilian Labor Force	385,111
Civilian Employed Population 16 years and over	344,457
Unemployment Rate	10.56
Unemployment Rate for Ages 16-24	35.76
Unemployment Rate for Ages 25-65	6.76

Table 41 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	137,302
Farming, fisheries and forestry occupations	452
Service	52,218
Sales and office	88,994
Construction, extraction, maintenance and repair	30,320
Production, transportation and material moving	35,171

Table 42 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	157,863	49%
30-59 Minutes	123,102	39%
60 or More Minutes	38,057	12%
Total	319,022	100%

Table 43 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	26,896	4,859	14,400
High school graduate (includes equivalency)	63,080	8,151	21,470
Some college or Associate's degree	81,309	8,493	18,356

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	127,054	5,453	18,487

Table 44 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	3,390	7,890	5,112	6,629	6,484
9th to 12th grade, no diploma	9,633	8,339	6,890	11,295	6,774
High school graduate, GED, or alternative	20,820	29,209	25,839	37,763	15,156
Some college, no degree	22,938	23,934	22,794	33,780	10,213
Associate's degree	2,186	7,647	8,919	11,233	2,038
Bachelor's degree	6,913	32,642	27,038	34,115	9,584
Graduate or professional degree	554	14,697	16,073	26,757	7,068

Table 45 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The sectors with the most total growth for Georgia through 2012 are health services, administrative and support services, educational services, professional, scientific/technical services and social assistance. Specifically for DeKalb County, major employment sectors include occupations in administrative, education, IT, engineering, infrastructure, machine trade, medical, health and life science.

Describe the workforce and infrastructure needs of the business community:

The business community requires a workforce that will be able to support its competitive advantage and meet the demands of its competition. As with the trend of the region, there has been a noticeable decline in technically skilled workers, gaps with soft skills, graduates requiring remediation after high school, and a significant disconnect with occupational options for students entering the workforce. To that end, many businesses lack the capital and resources to train and/or retrain new hires due to inexperience or skill erosion as a result of extended unemployment.

There is potential for a great deal of further growth in Health IT. A primary reason for this is the existence of government mandates (with non trivial fines) for HIPAA compliance. Because of these mandates, there is a virtual assurance of many compliance-related jobs.

The labor shed for health care is national, but Georgia doesn't produce enough doctors locally. There are three medical schools in Georgia, with a fourth on the way. Georgia doesn't capture enough engineers and people studying biology and chemistry out of those it produces, because the medical focus in the state is more on devices than pharmaceuticals. The pharmaceutical industry is small in Georgia because there are already a few Pharma centers elsewhere in the country and it does not make economic sense for Pharma companies to locate their facilities here. The Centers for Disease Control (CDC) and Emory are fantastic assets to the county, but due to the CDC's status as a publicly funded institution and Emory's focus on vaccines, they are not the commercial engines that one might expect.

The largest business support issue is retention. Retention must be done continuously and in a very hands-on manner if it is to be successful. Businesses are reluctant to open their doors to economic development officials when they don't feel there's a pressing issue, and successful retention takes a lot of manpower.

One major infrastructure need for the business community is road improvements. DeKalb is well situated in terms of highways and Peachtree DeKalb Airport is a great asset for time-sensitive small-scale cargo. The state and individual Georgia communities both need to better capitalize on Georgia's logistics advantages to bring in health care and life sciences operations.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

ONE DeKalb Works: To address the critical needs of both businesses and citizens, DeKalb County has embarked on an ambitious plan that leverages public spending to provide opportunities for residents to secure gainful employment and grow small businesses. ONE DeKalb Works is a public service jobs initiative that will utilize the completion of \$1.35 billion of water and sewer infrastructure improvements to cultivate a skilled workforce and promote local business contracting with government in order to get DeKalb County citizens back to work. The DeKalb County Department of Watershed Management, the DeKalb County Department of Purchasing and Contracting, and DeKalb Workforce Development are

implementing this local stimulus program in collaboration with a national partner, the National Urban League, and local partners including Goodwill Industries and Georgia Piedmont Technical College. As a result of these ground-breaking partnerships, ONE DeKalb Works will create approximately 4,700 jobs, many of which will be marketed for qualified DeKalb residents, and result in a total economic impact of \$1.77 billion.

Workforce Innovation Grant – DeKalb Workforce Development is using a \$1.7 million labor grant to supplement its efforts in putting the long-term unemployed back to work. DeKalb County, in conjunction with four other local workforce investment areas are partnering with Manpower to place chronically unemployed residents in subsidized work experience. Participants in the program have access to work readiness workshops, short-term skills training and other vital career development activities designed to put them back to work quickly. DeKalb was awarded the competitive grant in July 2012 as part of the US Department of Labor’s mission to foster programs that cultivate and test innovative approaches in workforce development.

Miscellaneous - For DeKalb County, the ongoing improvement of the operational efficiency of Tax Allocation Districts (TAD) is a significant change. The county is expanding Urban Redevelopment Agency boundaries, which will allow them to get opportunity zone tax credits. These credits would allow businesses that bring in two or more new jobs or create two or more new jobs in Georgia to enjoy a \$3500 tax credit for five years for each job. To the extent that this tax credit can be applied against state income tax, you can use it to offset your withholding tax. All the key commercial corridors in the county will be in the footprint of the expanded URA. This should provide a significant impact, as these credits essentially have the same effects as cash grants for businesses. It is not unreasonable to think that the opportunity tax credits could ultimately lead to more utilities and services needs in certain areas.

The sale and eventual redevelopment of the old General Motors Doraville Assembly site could have an economic impact, but, with the time that the transaction, entitlements, and construction will likely take, it probably will not have any significant impact until after 2018.

One must always consider the disruption that major development can cause in terms of noise and nuisance, and their impacts on businesses and communities. Additionally, the operations of the growing film industry in Metro Atlanta can at times cause large and unexpected disruptions that bother businesses and communities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Georgia Department of Labor asserts in their “Long Term Occupational Projections” that 11 out of 15 fastest growing occupations are health care related occupations. These occupations require some degree or some level of post-secondary vocational training or On-the-Job training, while almost half require at least an Associate’s Degree. The Atlanta Regional Committee forecasts that the 20-county

Atlanta region will add approximately 1.6 million more jobs by 2040. The healthcare and social assistance sector are expected to be the leading growth industries.

While employment looks strong for the Metro-Atlanta area in regards to healthcare and social assistance, there continues to be a skills gap in this area from the employer perspective. Along these lines, one leading talent management executive stated that “I am seeing that most employers don’t want to invest a lot in basic skills training for new hires. They will invest in up-skilling, but they want candidates to already bring to the table the basic skills and soft skills required to do the job.” The Kaiser Foundation has said there is a need for many more workers that can work with still-used legacy systems in Health IT in Metro Atlanta.

Many industrial jobs in DeKalb County are filled by people living in other metro Atlanta counties, as people are willing to drive very long distances in the Metro Atlanta. The county could probably absorb 20-30,000 government jobs based on the skills present in DeKalb.

In some professional areas, such as nursing, there’s a need for education starting as early as high school, for the provision of intermediate certificates and various skills training. There are many good jobs that don’t require college degrees, but instead various certifications and experiences that can be gained through classes and training, and there should be more availability and promotion of these in the county. Much of this could be accomplished with the formation of more partnerships with higher education institutions in the county to increase continuing and professional education opportunities.

Also in regards to education, there is concern that if new municipalities (such as Dunwoody or Brookhaven) in the counties create their own independent school systems, the loss of property tax base (including the areas with some of its heftiest property tax receipts) would devastate the DeKalb County school system, and negatively affect local economic development in the county long term.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

On-The-Job Training Program: DeKalb Workforce Development can assist employers with On-the-Job Training (OJT) for job candidates. OJT is a program initiative that trains employees as they work by giving them hands on experience while DeKalb Workforce Development reimburses the employer up to 50% of the wage rate during training.

Incumbent Training Program: DeKalb Workforce Development’s (DWD) core mission via the Work-force Investment Act (WIA) is to provide employment and training services to the unemployed/under-employed that leads to self-sufficiency and sustainable wages. Incumbent Worker Training (IWT) is designed to provide resources to companies in order to train current employees. It supports not just under-employed workers but also current workers with outdated skills (e.g., workers who lack the skills

needed for new technology the employer is using to remain competitive). The goals are to avert layoffs, foster job growth and to promote job retention.

Customized Training Program: Workforce Development can offer new hires/recruits a customized training tailored to the needs of a business to ascertain the skills required to be successful in that work environment.

Work Experience: This program allows the jobseeker candidate to gain onsite, direct training with the employer while receiving a nominal stipend, at no cost to the employer. The training received through Work Experience is essentially a training experience similar to a vocational school and individuals are closely supervised and observed. Work Experience is intended to provide training and skill development in the skills necessary to successfully obtain employment, including punctuality, attendance, communication, team work, dependability, and task completion. With potential positions available, DeKalb Workforce Development can identify potential candidates for short-term “Work Experience” for employers.

Occupational Skills Training: DeKalb Workforce Development can assist jobseekers with Occupational Skills Training in high growth industries. Title I of the WIA allows qualified jobseeker candidates to establish Individual Training Accounts (ITA) for occupational skills training from approved training providers, in order to successfully re-enter the workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Atlanta Regional Commission is in the process of creating a Comprehensive Economic Development Strategy with numerous metro Atlanta municipalities and counties including DeKalb. The plan will be as comprehensive as it can without the existence of a single economic development entity. But each community will ultimately end up making their own strategy, because the comprehensive strategy will not look at land uses in specific jurisdictions to see if they synch up with potential strategies.

In the area of Workforce Development, detailed planning is underway and will be forthcoming. For additional information contact DeKalb County Economic Development at 404-687-2730.

The county is considering “eco-industrial districts” where industrial and manufacturing businesses and the local community cooperate towards a goal of sustainability using systems thinking, such as by-product symmetry (“waste-to-feed” exchanges), creating logistical efficiencies that reduce

environmental impacts, and more. This could possibly be done in the Bouldercrest area near Moreland Avenue south of Key Road near the county line. This could be a good location because of its proximity to older industrial space, the large amount of vacant land. Additionally, there are several landfills in the area, some of which are having methane already being captured, and several wastewater facilities. There is potential for a great deal of energy that can be captured locally (“off the grid”), and there is very close access to interstates 285 and 675.

The Atlanta metro area is going to be part of the Sustainability Tools for Assessing and Rating (STAR) Communities pilot program.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are signs of decline in some “starter subdivision” communities on the outskirts of DeKalb County. Many of these neighborhoods currently have very high percentages of single-family renters, including a significant number of Housing Choice voucher recipients. High rental percentages in single-family residential neighborhoods can lead to cascading neighborhood decline, and cause problems for homeowners associations, many of which have insufficiently strong governance structures and financial troubles.

There is overcrowding in numerous low and moderate income neighborhoods in DeKalb County.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The residential area on Browns Mill Road just east of Klondike Road, which is far away from any public transportation, is one example of a low and moderate income neighborhood in high danger of decline due to high percentages of renters and declining upkeep of properties.

Overcrowding is noticeably prevalent in some areas of the county, including but not limited to multi-family complexes in the Cross Keys school district along Buford Highway, and also in Clarkston.

What are the characteristics of the market in these areas/neighborhoods?

There are many foreclosed and vacant residential properties throughout the low and moderate income areas of DeKalb County.

Are there any community assets in these areas/neighborhoods?

There are many golf courses, lakes, parks, and other open spaces around low and moderate income areas of DeKalb County. The Arabia Mountain/South River trail will increasingly be an asset in the southeast of the county. Existing bike paths, bike lanes, and other trails may also be valuable assets in many low and moderate income neighborhoods. However, there seems to be a lack of awareness among DeKalb residents of many of these trails and parks.

Are there other strategic opportunities in any of these areas?

Perhaps some undeveloped or uncompleted residential areas with in-place improvements and utilities (colloquially known as “pipe farms”) can be made into open spaces or parks. The Colony apartment complex in Stone Mountain is one example of space that might be favorably redeveloped or made into

an open space or park. There is a need for more robust housing inspections in the county to stem spreading aesthetic blight and neighborhood decline. Encouragement of rental percentage caps for homeowners associations would spread out rental tenants among different neighborhoods, rather than concentrating them, and might potentially help with the problem.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The mission of the DeKalb County Community Development Department is: To strengthen families and individuals, including youth and senior adults, to achieve self-sufficiency and attain the highest quality of life to the maximum extent feasible; To develop viable urban communities principally benefiting low- to moderate-income persons; To work collaboratively with nonprofit agencies, governmental entities at all levels, the business community, the faith community, residents and schools.

The County employs a strategic partnership and leveraging strategy to implement Consolidated Plan activities. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services, Human Services and Expanded Economic Opportunities for low- and moderate-income persons. The role of the Human and Community Development Department (HCD) is to initiate strategic planning for the development of viable urban communities, to evaluate proposals and recommend appropriate HUD funding to ensure that the appropriate implementation strategy is in place, and to specify and monitor appropriate regulatory compliances. The HCD department is also responsible for certifying consistency with the Consolidated Plan for any housing-related activities receiving HUD funds.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Countywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Concentration of Low and Moderate Income Areas
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Urban County - Municipalities
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Incorporated municipalities within DeKalb County
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Scottsdale Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

	Revital Type:	Other
	Other Revital Description:	Concentration of Low and Moderate income areas
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Candler/McAfee Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Concentration of Low and Moderate income areas
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	Buford Highway Area (Chamblee and Doraville)
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Concentration of Low and Moderate income areas
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	Memorial Drive (Clarkston and Stone Mountain)
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Concentration of Low and Moderate Income areas
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Over the next five year, the DeKalb County Community Development Department will focus concentrated redevelopment efforts in our primary 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 precede, 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.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Foreclosure Prevention-Education and Counseling
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal #5-Homelessness Prevention SLE-Goal #6-Foreclosure Prevention and Education Decent Housing Goal #3 Homeownership Decent Housing Goal #4-Homeownership/Down Payment SLE-Goal #4 Neighborhood Stabilization Planning and Program Administration
	Description	Assist in the efforts to provide training for foreclosure prevention, consumer education and awareness, pre and post purchase homeowner counseling for low to moderate income persons/families.
	Basis for Relative Priority	In light of the recent mortgage crisis, foreclosure prevention, consumer education and awareness, pre and post purchase homeowner counseling for low to moderate income persons/families remains an area of concern for the County.
2	Priority Need Name	Homebuyer/Homeowner Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal #3 Homeownership Decent Housing Goal #4-Homeownership/Down Payment Planning and Program Administration
	Description	Support efforts to create additional quality affordable homeownership units in the County and increase the number of first-time homebuyers through the provision of down payment assistance, closing cost assistance and housing counseling services.

	Basis for Relative Priority	Efforts to create additional quality affordable homeownership units in the County and increase the number of first-time homebuyers through the provision of down payment assistance, closing cost assistance and housing counseling services, will help to stabilize the housing market and serve the housing needs of DeKalb citizens.
3	Priority Need Name	Sidewalk, Community Center, and Public Facility
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Urban County - Municipalities
	Associated Goals	Suitable Living Environment-Goal #1 Facility Suitable Living Environment Goal #2 Infrastructure Suitable Living Environment Goal #3 Improvement Planning and Program Administration
	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.
	Basis for Relative Priority	The rationale for the construction, and/or development/redevelopment of facilities, recreation centers or parks is to meet the necessary infrastructure and amenity needs of low to moderate income areas, persons, families, and senior citizens within DeKalb County.
4	Priority Need Name	Affordable Rental Housing Units
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal #1-Rental Housing Decent Housing-Goal #6 Rental Housing Planning and Program Administration

	Description	Assist in the development of 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.
	Basis for Relative Priority	The County will 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 in an effort to provide accessible and affordable housing, principally for low and moderate income citizens.
5	Priority Need Name	Homelessness Prevention-Continuums of Care
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal #5-Homelessness Prevention Planning and Program Administration
	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 homeless or at-risk households.
	Basis for Relative Priority	The relative priority for the County is the need to continually identify and implement housing and supportive services required to house homeless or at-risk households.
6	Priority Need Name	EEO-Job Creation and Micro-Enterprise Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	Countywide
	Associated Goals	Expanded Economic Opportunities Goal #1 Jobs Expanded Economic Development Goal #3 Planning and Program Administration
	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.
	Basis for Relative Priority	
7	Priority Need Name	Housing-Rehabilitation of Single Family Unit Admin
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal#2 Homeownership/Rehabilitation Planning and Program Administration
	Description	Develop and support affordable housing stock preservation and accessibility through the Housing Rehabilitation Program or Emergency Repair Program.
	Basis for Relative Priority	The relative basis for this priority is based in the need for affordable housing stock preservation and accessibility.
8	Priority Need Name	Support Svcs/Seniors, Refugees, and Others
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly
	Geographic Areas Affected	Countywide

	Associated Goals	SLE Goal #5 Support Svcs/Seniors, Refugees, Other Planning and Program Administration
	Description	Collaborate with non-profit agencies to help provide services to 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.
	Basis for Relative Priority	The provision of services to income eligible senior citizens, refugees and other special populations in the areas of housing, transportation and literacy.
9	Priority Need Name	Quality Affordable Childcare
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Suitable Living Environment Goal #8 Childcare Planning and Program Administration
	Description	Collaborate with non-profit agencies to provide quality affordable childcare programs throughout DeKalb County.
	Basis for Relative Priority	The overwhelming need for quality affordable childcare programs throughout DeKalb County
10	Priority Need Name	Recreational Based Youth Activities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Suitable Living Environment-Goal #7 Youth Planning and Program Administration
	Description	Primarily through summer programs, provide opportunities for 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.

	Basis for Relative Priority	The County's overall need for expanded youth services is the relative rationale for this priority.
11	Priority Need Name	SLE-Demolition of Dilapidated Structures
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Suitable Living Environment Goal #10 Demolition Planning and Program Administration
	Description	Assist in the demolition of dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed.
	Basis for Relative Priority	The foundation of this relative priority lies in the County's occasional need to remove dilapidated structures and stop the spread of blight and deterioration of property, on a spot basis.
12	Priority Need Name	Administration of HUD Programs
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide Urban County - Municipalities

	Associated Goals	Decent Housing Goal #1-Rental Housing Decent Housing Goal#2 Homeownership/Rehabilitation Decent Housing Goal #5-Homelessness Prevention Suitable Living Environment-Goal #1 Facility SLE-Goal #6-Foreclosure Prevention and Education Decent Housing Goal #3 Homeownership Decent Housing Goal #4-Homeownership/Down Payment Suitable Living Environment Goal #2 Infrastructure Decent Housing-Goal #6 Rental Housing Suitable Living Environment Goal #3 Improvement SLE Goal #5 Support Svcs/Seniors, Refugees, Other SLE-Goal #4 Neighborhood Stabilization Suitable Living Environment-Goal #7 Youth Suitable Living Environment Goal #8 Childcare Suitable Living Environment Goal #9 Capacity Suitable Living Environment Goal #10 Demolition Expanded Economic Opportunities Goal #1 Jobs Expanded Economic Development Goal #2 Training Expanded Economic Development Goal #3 Planning and Program Administration
	Description	Program administration costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG, HOME and ESG.
	Basis for Relative Priority	The basis for the relative priority is the program administration costs associated with the coordination and delivery of services to DeKalb County Citizens.
13	Priority Need Name	EEO -Revitalization of Commercial Corridors
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area
	Associated Goals	Expanded Economic Development Goal #3 Planning and Program Administration

	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.
	Basis for Relative Priority	The basis for the relative priority lies in the need for economic development in critical areas of the county. The County will accomplish this via a cross functional, multi-dimensional approach.
14	Priority Need Name	SLE- Capacity Building/Training
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Suitable Living Environment Goal #9 Capacity Planning and Program Administration
	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.
	Basis for Relative Priority	The basis for the relative priority lies in the need to help stabilize neighborhoods through core strengthening at the grass roots level. Neighborhood & community capacity is essential to a stronger and sustainable DeKalb.
15	Priority Need Name	EEO- Job Training
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Countywide
	Associated Goals	Expanded Economic Development Goal #2 Training Planning and Program Administration
	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.

	Basis for Relative Priority	The basis for the relative priority is to help build a more prepared workforce within DeKalb County.
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Table 48 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High unemployment rate, a scarcity of standard, affordable rental housing will influence the decision to use funds for Tenant Based Rental Assistance. A high incidence (in comparison to state and/or national averages) of cost-burdened households may also trigger the use of funds for TBRA.
TBRA for Non-Homeless Special Needs	The use of funds for TBRA for non-homeless special needs will be linked to the identification of the special needs population that is living in non-standard long-term housing or an unsuitable environment due to unavailability of affordable, suitable, standard housing.
New Unit Production	The unavailability of standard, affordable units for low-to-moderate income or homeless households, coupled with developers' lack of desire to produce new units without the investment of County funds will influence the use of funds for new unit production.
Rehabilitation	In circumstances where economic conditions do not foster the rehabilitation of single-family, owner occupied and/or multi-family rental units, the County will consider using funds for rehabilitation. For owner-occupied units, repair services may be deployed as an alternative to single-family, owner occupied rehabilitation.
Acquisition, including preservation	Funds will be used for acquisition when a long-term use that is consistent with the objectives of this plan is identified.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

All 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.

Anticipated Resources

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	4,477,546	246,586	0	4,724,132	17,910,184	CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements and Public Services.

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	1,589,478	235,184	0	1,824,662	6,357,912	HOME funds will be used for Acquisition, Homebuyer assistance, Homeowner rehab, Multi-family Rental New Construction, Multifamily Rental Rehab, New Construction for ownership, and TBRA.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	349,366	0	0	349,366	1,397,464	Emergency Solutions Grant (ESG) funds will be used for Rapid re-housing, Street outreach, Emergency Shelter and Shelter Services, Homeless Prevention, and HMIS activities.

Table 50 - Anticipated Resources

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 will be leveraged by 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 via fair market value purchase. In 2014, CDBG funding will be used to demolish an existing Fire Station (owned by the County) in order to build a new Fire Station on the existing site. The County also partner with the PATH foundation to design and build new sidewalks in an existing County Park (Shoal Creek Park).

Discussion

CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements and Public Services.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DEKALB COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DEKALB COUNTY HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Jurisdiction
DEKALB METRO HOUSING COUNSELING CNT. INC.	Non-profit organizations	public services	Jurisdiction
DEKALB BOARD OF HEALTH	Government	Homelessness public services	Jurisdiction
HABITAT FOR HUMANITY/DEKALB, INC.	Non-profit organizations	Ownership	Nation
DEKALB COUNTY DEPARTMENT OF FAMILY & CHILDREN SERVICES	Government	Homelessness public services	State
DeKalb Enterprise Business Corporation	Non-profit organizations	Economic Development	Jurisdiction
WOMEN'S RESOURCE CENTER OF DEKALB COUNTY, INC.	Non-profit organizations	Homelessness public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

- Periodically meeting with partners to share ideas, problem-solve, and strategize
- Community, Community Development Advisor Committee, Board of Commissioners and Chief Executive Officer support
- Capacity Building and Training for Non-profits
- Innovative Projects/Partnerships- Voucher Program
- Partnering with other agencies- Community Services Board, County Departments, Housing Authorities and Board of Health.
- Develop new partnerships and model programs – Drug Court Program
- Partnering with non-profits agencies

Gaps

- Improving communication and coordination with internal and external customers for programs administrated through different agencies
- Partnerships to save at-risk affordable housing stock
- Capacity of non-profit organization
- Sustainability of programs
- Change in staff
- Change in population
- Long-time programs need to be evaluated

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X

Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

DeKalb County partners with the Living Room, Jerusalem House, St. Joseph’s Mercy Care, DeKalb Community Services Board (CSB) and the Community Advance Practice Nurses to provide HIV, health and mental health services to the homeless. Housing providers and street outreach workers to access homeless persons and guide them to appropriate services. DeKalb County in partnership with Decatur Cooperative Ministry (DCM) use EGS funds to provide a part-time staff person from First Steps Staffing to be housed at DCM to provide employment and benefit services to the at-risk and homeless citizens that may be in need of specialized employment services. DeKalb County also works closely with the DeKalb Workforce Development Center and Goodwill Industries to provide resume writing, job training and employment services to the homeless and at-risk. DeKalb County will continue to work with program providers to increase the percentage of participants that receive mainstream benefits at program exit. DeKalb County will also continue to provide information and training to the service providers on how their staff can assist clients in accessing mainstream benefits.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

DeKalb County works with its partners in the community to collaborate on projects to ensure that chronically homeless individuals and families are housed and provided necessary supportive services. The collaborating agencies will coordinate funding and resources to make additional permanent housing beds available for the chronically homeless community. Efforts include increasing outreach to chronically homeless families and veterans and streamlining the assessment and referral process for HUD-VASH, SSVF, and other programs that serve homeless veterans.

The strength of the service delivery system is that the metro Atlanta area which includes DeKalb County has been identified as a critically important community in ending homelessness by HUD which provides an opportunity to make substantial local progress to ending homelessness. Due to this recognition HUD technical assistance resources have been provided that has helped guide and focus our planning toward ending homelessness in our community. The gap in the service delivery system for the special needs populations has proven to be the lack of funding needed to create the addition of needed beds and services that have not been provided. There is also a gap in the services delivery for the difficult to place special needs client.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Collaborating with our Continuum's Service Delivery Subcommittee and with guidance from a HUD provided Technical Assistance consultant, we have begun mapping our service delivery system. Through this mapping process we will identify and eliminate gaps in the institutional structure and delivery system. We will use information gathered in this process, along with HMIS data, to identify Continuum priority needs. We will target funding toward closing gaps and satisfying priority needs.

The County employs a strategic partnership and leveraging strategy to implement Consolidated Plan activities. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services, Human Services and Expanded Economic Opportunities for low- and moderate-income persons. The role of the Human and Community Development Department (HCD) is to initiate strategic planning for the development of viable urban communities, to evaluate proposals and recommend appropriate HUD funding to ensure that the appropriate implementation strategy is in place, and to specify and monitor appropriate regulatory compliances. The HCD department is also responsible for certifying consistency with the Consolidated Plan for any housing-related activities receiving HUD funds.

All of these partners have at some point had a specific role in the implementation of Consolidated Plan programs and activities. To implement the non-housing portions of the Consolidated Plan, such as public facility and improvements, the County will generally use its own workforce or contracts with municipalities. Most public service activities are undertaken by non-profit agencies under contract with the County. Like the housing-related public services, many affordable housing development activities are carried out by non-profit and for-profit developers. Most developers contract with the Housing Authority for HCD department funding. The Housing Authority administers construction contracts and provides implementation services for housing-related development activities under a contract with the County. The Board of Commissioners appoints the members to the DeKalb Housing Authority Board. This partnership and leveraging strategy has worked extremely well and has resulted in the provision of many housing and many non-housing improvements for the development of viable urban communities in DeKalb County.

SP-45 Goals Summary – 91.215(a)(4)

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	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Countywide	Affordable Rental Housing Units Administration of HUD Programs	CDBG: \$150,000 HOME: \$2,300,000	Rental units constructed: 75 Household Housing Unit Rental units rehabilitated: 75 Household Housing Unit
2	Decent Housing Goal#2 Homeownership/Rehabilitation	2014	2018	Affordable Housing Non-Homeless Special Needs	Countywide Urban County - Municipalities	Housing-Rehabilitation of Single Family Unit Admin Administration of HUD Programs	CDBG: \$1,520,000 HOME: \$1,567,339	Homeowner Housing Rehabilitated: 90 Household Housing Unit
3	Decent Housing Goal #3 Homeownership	2014	2018	Affordable Housing Non-Homeless Special Needs	Countywide	Foreclosure Prevention-Education and Counseling Homebuyer/Homeowner Assistance Administration of HUD Programs	HOME: \$418,000	Homeowner Housing Added: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Decent Housing Goal #4- Homeownership/Down Payment	2014	2018	Affordable Housing	Countywide	Foreclosure Prevention- Education and Counseling Homebuyer/Homeowner Assistance Administration of HUD Programs	HOME: \$1,600,000	Direct Financial Assistance to Homebuyers: 200 Households Assisted
5	Decent Housing Goal #5- Homelessness Prevention	2014	2018	Homeless	Countywide	Homelessness Prevention-Continuums of Care Foreclosure Prevention- Education and Counseling Administration of HUD Programs	CDBG: \$1,077,000 HOME: \$602,500 ESG: \$1,596,830	Homeless Person Overnight Shelter: 100 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds Homelessness Prevention: 350 Persons Assisted
6	Decent Housing-Goal #6 Rental Housing	2014	2018	Affordable Housing	Memorial Drive (Clarkston and Stone Mountain) Countywide	Affordable Rental Housing Units Administration of HUD Programs	HOME: \$900,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Suitable Living Environment- Goal #1 Facility	2014	2018	Non-Housing Community Development	Candler/McAfee Area Scottsdale Area Countywide	Sidewalk, Community Center, and Public Facility Administration of HUD Programs	CDBG: \$10,617,771	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
8	Suitable Living Environment Goal #2 Infrastructure	2014	2018	Non-Housing Community Development	Countywide Urban County - Municipalities	Sidewalk, Community Center, and Public Facility Administration of HUD Programs	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
9	Suitable Living Environment Goal #3 Improvement	2014	2018	Non-Housing Community Development	Countywide Urban County - Municipalities	Sidewalk, Community Center, and Public Facility Administration of HUD Programs	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	SLE-Goal #4 Neighborhood Stabilization	2014	2018	Non-Housing Community Development	Candler/McAfee Area Countywide	Foreclosure Prevention-Education and Counseling Administration of HUD Programs	CDBG: \$500,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
11	SLE Goal #5 Support Svcs/Seniors, Refugees, Other	2014	2018	Non-Housing Community Development	Memorial Drive (Clarkston and Stone Mountain) Countywide	Support Svcs/Seniors, Refugees, and Others Administration of HUD Programs	CDBG: \$283,000 ESG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1050 Persons Assisted
12	SLE-Goal #6-Foreclosure Prevention and Education	2014	2018	Non-Housing Community Development	Countywide	Foreclosure Prevention-Education and Counseling Administration of HUD Programs	CDBG: \$704,000	Public service activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted
13	Suitable Living Environment-Goal #7 Youth	2014	2018	Non-Housing Community Development	Countywide	Recreational Based Youth Activities Administration of HUD Programs	CDBG: \$650,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Suitable Living Environment Goal #8 Childcare	2014	2018	Non-Housing Community Development	Countywide	Quality Affordable Childcare Administration of HUD Programs	CDBG: \$330,000	Public service activities other than Low/Moderate Income Housing Benefit: 1315 Persons Assisted
15	Suitable Living Environment Goal #9 Capacity	2014	2018	Non-Housing Community Development	Countywide	SLE- Capacity Building/Training Administration of HUD Programs	CDBG: \$25,000	Other: 5 Other
16	Suitable Living Environment Goal #10 Demolition	2014	2018	Non-Housing Community Development	Countywide	SLE-Demolition of Dilapidated Structures Administration of HUD Programs	CDBG: \$250,000	Buildings Demolished: 35 Buildings
17	Expanded Economic Opportunities Goal #1 Jobs	2014	2018	Non-Housing Community Development	Countywide	EEO-Job Creation and Micro-Enterprise Assistance Administration of HUD Programs	CDBG: \$750,000	Jobs created/retained: 35 Jobs Businesses assisted: 30 Businesses Assisted

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 Administration of HUD Programs	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Businesses assisted: 10 Businesses Assisted
19	Expanded Economic Development Goal #3	2014	2018	Non-Housing Community Development	Countywide	EEO-Job Creation and Micro-Enterprise Assistance Administration of HUD Programs EEO -Revitalization of Commercial Corridors	CDBG: \$50,000	Businesses assisted: 10 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Planning and Program Administration	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Urban County - Municipalities	Homelessness Prevention-Continuums of Care Foreclosure Prevention-Education and Counseling Sidewalk, Community Center, and Public Facility EEO-Job Creation and Micro-Enterprise Assistance Support Svcs/Seniors, Refugees, and Others Quality Affordable Childcare Recreational Based Youth Activities Affordable Rental Housing Units Housing-Rehabilitation of Single Family Unit Admin Homebuyer/Homeowner Assistance SLE- Capacity Building/Training SLE-Demolition of Dilapidated Structures EEO- Job Training Administration of HUD Programs EEO -Revitalization of Commercial Corridors	CDBG: \$4,477,545 HOME: \$794,735 ESG: \$0	Other: 637526 Other
	Consolidated Plan				DEKALB COUNTY		148	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing Goal #1-Rental Housing
	Goal Description	Assist in the development of 150 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 90 units in the Housing Rehabilitation Program or Emergency Repair Program.
3	Goal Name	Decent Housing Goal #3 Homeownership
	Goal Description	Support the development and/or service efforts of at least 5 nonprofit organizations that have 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 200 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 500 homeless or at-risk households over 5 years.
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 1,050 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 1,500 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	To provide effective and efficient administrative oversight and management of activities benefiting low and moderate income persons in DeKalb County.

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 91.315(b)(2)

Affordable housing will be provided as shown below.

- 150 addition rental units that are affordable to the elderly and/or special needs populations
- First-time homebuyer assistance to 200 households

- Housing for 500 homeless or at-risk households

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Housing Authority of DeKalb County

For affordable housing developments, the requirement is that 5% of the total development units are to be accessible units.

Decatur Housing Authority

DHA is not covered by a Voluntary Compliance Agreement. However, as a part of the revitalization of Allen Wilson Terrace, DHA is undertaking to make all of the ground floor units in the 171 unit Allen Wilson community accessible. Units are also adaptable with the appropriate blocking for grab bars, etc. In addition, DHA has met the 5% and 2% requirements of accessibility under Section 504.

The LHA is not under a Compliance Agreement.

Activities to Increase Resident Involvements

Housing Authority of DeKalb County

In 2012, HADC created “Resident Services Corporation of DeKalb”, a non-profit affiliate. RSCD’s mission is to enhance the lives of DeKalb County residents through community-based problem solving and neighborhood-oriented strategies that promote self-reliance and self-sufficiency. RSCD’s overarching goal is to help families become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful.

RSCD offers community-based social services and enrichment programs that enhance the lives and economic vitality of DeKalb County residents across the life span – including children, adults, and senior citizens. Services focus on human development programs to enhance lives and underpin the economic stability, health, and wellbeing of Housing Authority residents and low-income families in DeKalb County.

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. Residents are encouraged to participate actively and provide feedback on property management and resident services activities.

The Lithonia Housing Authority has an active Resident Advisory Board in place. Residents are encouraged to take advantage of partnerships and collaboration with service groups to improve the quality of life for their families. Such activities include involvement as parents in the local schools,

service on the resident advisory board in improving the quality of life in their neighborhoods. Some of the accomplishments for the 2012 and 2013 fiscal year include:

- Establishment of a book club and a bookshelf for elementary school children in the community to improve reading skills (more than 40 children participated) and to increase parent/student involvement in the schools and helping children with their homework.
- Serve as volunteers at the local elementary and middle school within their communities.
- Partnerships with the University of Georgia Extension Service to provide nutrition training , residents are provided community service credits
- Partnership with Project Lead and local businesses for a school rally which provided school supplies and uniforms for elementary and middle school students for the 2013 fall quarter. More than 100 children were served.
- DeKalb County Community Development – Fifteen children received assistance for Summer Camp. An additional 20 children participated in activities via the DeKalb County Parks and Recreation.
- Georgia Department of Labor – Job search and networking

Mentoring high school students to stay in school and young adults to encourage them to take advantage of programs provided by technical and college institutions to improve their education and job possibilities. In 2013, the Lithonia Housing had two students to obtain their college degrees and will have two additional students to graduate in 2014.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

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

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

DeKalb County experienced problems in the past with the construction of a number of poor quality single-family homes that created numerous problems for their owners and generated complaints as the homes began to deteriorate soon after construction. In addition to their poor quality, existing residents complained as the homes and subdivisions were largely unattractive and caused concern that they would have a negative effect on property values in surrounding neighborhoods. As a result, the County instituted several policies that were deemed to be needed in order to avoid these problems in the future. These included minimum square footages, standards for building materials to be used on the front of the homes, and zoned HVAC requirements for multi-story homes. Although these added to the cost of construction, it is the County's belief that mandating requirements such as these is ultimately in the best interests of the homebuyer and saves money for them over the life of their occupancy.

Isolating the consequential impacts of residential zoning and land use regulation depends on the examinations of at least three dimensions of their application: (1) The substantive content of the ordinances; (2) The location and volume of developable land in each residential category; and (3) The receptivity of the local government to changes in regulations to foster affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

While the County continues to work to increase the quality of housing units that are newly constructed, it acknowledges that enhanced building standards can add to the construction cost of the units. This, in conjunction with increasing land values and ongoing gentrification, make it more difficult to add to the affordable base for low and moderate-income citizens of DeKalb County. The County is actively working to develop a workforce housing ordinance that will offer developers incentives to set aside units for this population. Additionally, as new projects are proposed, the County seeks to incorporate requirements for affordable set-asides as part of the zoning approval process. County staff works closely with developers in this process to identify funding to cover a portion of these costs so the developers do not bear the full brunt of this policy. As the ordinance is finalized, the County hopes to identify sufficient incentives and cost savings in other areas for developers to offset the impact of these costs to them and encourage their voluntary participation in this important initiative.

Melvia

SP-60 Homelessness Strategy – 91.215(d)

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

Through collaboration with the CoC and other organizations, DeKalb County will continue and strengthen its efforts to "reach out" to homeless persons in DeKalb County, assess their needs, and provide appropriate housing and services. Through collaborative efforts using 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 ensure coordinated coverage. DeKalb County's Street Outreach Case Manager will provide outreach services and intensive case management services for unusually difficult cases involving individuals or families in DeKalb County who are homeless or at risk of becoming homeless. This case manager will work in coordination with Travelers Aid Hope Atlanta who provides the oversight and management of the outreach service as 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.

In 2011 DeKalb County initiated a pilot project with the DeKalb County Recorder's Court, Homeless Diversion Pilot Initiative (HDPI), to investigate the impact on recidivism of housing certain homeless offenders. This program screens and diverts homeless individuals to community housing and treatment resources under the supervision of the court. The program targets the homeless mentally ill and substance abusers with the goal of decreasing homelessness in DeKalb County. As a part of DeKalb's outreach procedures the Court system is added as a collaborative element to mitigate homelessness. The outreach worker conducts an onsite assessment of the individual's needs. Once the needs are determined the individual is offered assistance in the form of shelter or hospital visit. If the person chooses to come off the street their information is collected and entered into the HMIS system. The case managers at the shelter or hospital will be able to update their status in HMIS. The PATH teams are formed to give attention to persons sleeping on the streets, under bridges, viaducts and abandoned buildings. The County will continue to collaborate with the judicial system to explore methods of reducing crime and incarceration that are caused by homelessness.

Addressing the emergency and transitional housing needs of homeless persons

DeKalb County's goal of implementing housing and supportive services for a minimum of 500 homeless or at-risk persons over 5 years will be met through the collaboration of local agencies, the Continuum of Care and other appropriate organizations. In DeKalb County a majority of the homeless population is comprised of women with children. This population tends to be affected most by transitional homelessness. Without services to keep them together, the family unit is compromised even further. It is therefore incumbent upon DeKalb County to collaborate with shelter providers, developers and other

interested parties to increase the number of, and access to, affordable housing units for homeless women with children. A number of options under consideration follow.

- The County is focusing resources on “rapid re-housing” of homeless families as the preferable approach for most families to avoid separation.
- Other strategies include primary prevention to avoid or reduce shelter “gridlock” and to avert system entries by working to quickly resolve housing crises so that families regain stability in their current housing, or are diverted to alternative permanent housing, and do not have to enter the homeless services system
- Rather than implementing emergency shelters, the County will work with providers, developers, and the CoC to implement rapid re-housing techniques for homeless individuals and families. Shelters will be opened only as a last resort alternative. Prior to opening, shelters must be approved by the Continuum of Care, the Human and Community Development Department and the DeKalb County Planning and Sustainability Department. These organizations will collaborate to develop specific guidelines for the approval of new shelters in DeKalb County.

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.

A County goal is to develop and implement affordable units and programs that focus on senior citizens, veterans, cost burdened households, youth, homeless individuals and families, and other special populations. In meeting this goal the County will 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 situation. The program will rapidly transition 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.

DeKalb County, through its Drug Court, will continue to provide rental assistance to individuals who have been mandated to participate in the Drug Court Treatment Diversion Program. A new program in DeKalb County, the Homeless Diversion Pilot Initiative, is a collaboration with the Community Development Department, Recorders Court, Drug Court, District Attorney's Office, DeKalb County Jail, DeKalb Police Department, DeKalb Roads and Drainage Department, Pathways Community Network, and DeKalb Community Service Board. Through this program, repeat offenders who are homeless and meet certain

criteria are flagged in the Records Court for referral for intensive case management, treatment, follow-up and housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 providing funding and collaborating with local agencies, organizations, and 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 Department of Behavioral Health, and the DeKalb Community Service Board. The County has partnered with and provided funding to stakeholders and collaborating agencies in the Continuum of Care that are responsible for ensuring that persons are not discharged into homelessness from a system of care include the DeKalb County Department of Family and Children Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and CHRIS Kids.

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 CHRIS Kids is the housing and service providers 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. In addition, youth service providers have come together over the past year to discuss the implementation of a Homeless Youth Triage Center in the area.

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 service providers, identifies services that will address these needs and determine how services will be made available.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Based upon Code Enforcement complaints and specific cases of children with elevated blood lead levels reported to the Board of Health, there does not appear to be a major problem with lead hazards in housing in DeKalb County. In looking at the age of housing in the County and the income levels of those occupying that housing, there is a concern that problems may exist in this area that are unknown to the County as well as to the residents themselves.

The following actions are being taken in DeKalb County to address these hazards:

1. The Board of Health's Division of Environmental Health is actively seeking 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 Division conducts 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, and recommendations for housing of the affected children.
3. The Division is collecting data based upon the age of housing and the location of lead poisoning cases in order to focus its testing and educational efforts in those areas where the needs are greatest.

HUD's lead-based paint regulations and requirements are fully incorporated into all of DeKalb County's rehab activities. All units of appropriate age are being tested, residents informed, work carried out according to safe work practices, and clearance testing done on all completed units.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Board of Health's Division of Environmental Health is collecting data to determine where the needs are greatest in order to focus its testing and education efforts on those areas.

How are the actions listed above integrated into housing policies and procedures?

HUD's lead-based paint regulations and requirements are fully incorporated into all of DeKalb County's rehab and homebuyer activities. All units of appropriate age are being , residents informed, rehabilitation is performed according to safe work practices, and clearance testing is performed on all completed units.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

DeKalb County's Anti-Poverty Strategy will reduce the number of poverty level families by promoting programs that will move families from welfare dependency to economic-sufficiency. The strategy will prevent low and moderate incomes persons from becoming welfare dependent by promoting public awareness of predatory lending, financial literacy and home ownership counseling before and after the purchase of a house.

Many of the Consolidated Plan objectives directly support the Anti-Poverty Strategy Through partnerships, referrals and linkages to other agencies and service providers, the County will make an ongoing effort to help serve specific populations and meet their needs.

Children's Assessment and Family Resource Center was created by the DeKalb County Department of Family and Children Services (DFACS) along with its partners the DeKalb Community Service Board (DCSB), the DeKalb County School System, the DeKalb Juvenile Court, and the Department of Juvenile Justice. The center functions as a "One Stop Resource Center" to provide assessments and resources to families to assure that children are living in a safe and nurturing environment.

Evaluations include family status evaluations and child protective service evaluations by DFACS, mental health evaluations by DCSB, physical health evaluation of children, educational evaluations by the DeKalb School System, and other evaluations by the Department of Juvenile Justice. The goal is to keep families together or to at least develop enough information to assure that children are living in a safe nurturing family environment.

Partnership for Community Action, Inc. is a private nonprofit agency that had its roots in Lyndon Johnson's War on Poverty. Established after the passage of the Economic Opportunity Act in 1964, the Partnership is the community action agency for DeKalb, Gwinnett, and Rockdale counties.

PCA provides early childhood development programs (Head Start and Early Head Start) in 15 DeKalb and Rockdale centers for children from birth to 5, programs that include an array of services and opportunities for parents.

The Family Support Program includes emergency assistance programs. The Microenterprise Initiative is a variety of employment and career services, and the DeKalb Neighborhood Leadership Institute. Other energy services include LIHEAP (the Low-Income Home Energy Assistance Program) and the Weatherization Assistance Program, which helps reduce energy costs by improving the energy efficiency of homes.

Housing Authority of DeKalb County (HADC) has the Family Self-Sufficiency (FSS) Program to promote the development of local strategies to coordinate the use of Housing Choice Voucher assistance with

public and private resources and supportive services, in order to enable eligible families to achieve economic independence and self-sufficiency.

In addition, HADC administers two distinct homeownership programs. The DeKalb First Time Homebuyers Program provides \$5,000 to \$8,000 in assistance with down payment, pre-paid and closing costs to eligible first time home buyers. The Housing Choice Voucher Homeownership Program provides vouchers to assist eligible first time homeowners who are currently in the HCV program with monthly home ownership expenses.

DeKalb Workforce Development (DWD) One-stop System Partnership is available to all HADC clients from the age of 14 up who are seeking full-time or part time employment. Locations available for program participants include: Tobie Grant Manor Business Center, satellite offices at Goodwill Industries, and Georgia Department of Labor DWC, Inc. DWD also provides job placement services, job seeker training/preparation, and professional development for career advancement. DWD provide services to all people who are seeking employment.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The discussion of housing needs showed the crucial difference between households with needs and those without needs was their income. For these households with severely restricted incomes, little discretionary income remains after paying monthly housing costs. One of the objectives of the Consolidated Plan is to encourage new construction and rehabilitation of affordable multifamily rental units. Affordable housing will provide the potential to decrease housing costs for a proportion of these low-income families. Affordable housing will also allow them to allocate more funds to food, clothing, health care, children's needs, savings and their own personal and economic development.

Similarly, the goal of providing home repair and maintenance assistance to low income and elderly households would allow these families to re-allocate money that would otherwise be spent on maintenance to secure housing. Additionally, making needed home repairs will lower utility costs for homeowners and help maintain the current housing stock, thereby expanding the supply of affordable housing for future generations.

By addressing the risks posed by lead-based paint, utilizing HUD funded programs, health care risks will be reduced and increased childhood development will be fostered. In addition, by removing barriers to affordable housing, lower income children will have the opportunity to access the education they need to realize their potential intellectual and economic development without diminishing the educational experiences of their peers. This will also provide a higher quality of life for these households.

DeKalb County's anti-poverty strategy is in agreement with the County's housing priorities. The main housing objectives include expansion of homeownership and renovation of rental property for low-income residents. The County also continues to partner with multiple agencies to examine and evaluate

policies to help eliminate barriers to employment. The County's affordable housing policy encourages renovation of rental property for low-income residents within proximity of major employment centers. The County also continues to support those economic development programs mentioned above with focus on low and moderate-income persons.

DeKalb County continues to invest in services to attract investment from outside of the County to stimulate economic development and growth of higher salaried job positions. By working together, agencies that provide job placement, job training and preparation, and professional development for career advancement offer better services for County residents and employers. Increasing the number of adults with jobs that pay livable wages provides a steady and healthy life style. In addition, with adequate consumer information and financial education, a family or individual can become financially independent and less reliant on rental housing or any public subsidies.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Community Development is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities. The County's objective is to monitor agencies receiving CDBG funds biennially, unless agency performance indicated that more frequent monitoring was required. Agencies receiving ESG funds were monitored on a triennial basis, due to the large number of grantees and the practice of continuous desk monitoring. HOME monitoring was conducted in accordance with HOME regulations. Community Development Department prepared a schedule of visits for each program and a notification was sent one month in advance to each agency. The notification addressed specific monitoring and technical aspects that was covered. Emphasis was also placed on the timeliness of expenditures, this key indicator demonstrated if programs were operating effectively and efficiently.

The following are monitoring specifics for each program:

CDBG Program Monitoring: Our CDBG monitoring process is structured to ensure that a system of continuous communications and evaluation is in place. The monitoring process facilitated the evaluation of accomplishments in relation to established goals and objectives set forth in the County's executed contract. Information gained from each review gives the County an opportunity to determine which programs and/or strategies are working, which benefits are being achieved, which needs are being met and which objectives are being accomplished. Community Development ensured that CDBG procedures and monitoring tools were in place to comply with federal regulations and satisfy DeKalb County's requirements. Monitoring continues to reinforce the communication between the County and the various agencies participating directly in the implementation of the Consolidated Plan or assisting in the provision of services supporting the Plan's strategies.

ESG Program Monitoring: The ESG Program Manager conducted ongoing desk audits for all ESG sub-grantees, using existing records and documentation. The Program Manager reviewed all paperwork submitted by sub-grantees to gain important information about agency activities and expenditures. Furthermore, the Program Manager tracked progress reports and beneficiary data. All ESG sub-grantees were required to use the Homeless Management Information System (HMIS) in the Continuum of Care, Pathways Community Network, Inc.

HOME Monitoring of Multi-family and Single-family Rental Properties: The Housing Authority of DeKalb County (HADC) performed an annual on-site inspection of affordable rental housing assisted under the HOME Investment Partnerships Program (HOME), when the assistance was administered by HADC as the County's agent or sub-recipient. Community Development staff actively participated in

these on-site inspections and file reviews. CD staff independently monitored projects owned by the Housing Authority, its non-profit subsidiaries, CHDOs, and other partner developers. The annual on-site monitoring involved a desk review of tenant files.

Expected Resources

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

Introduction

All 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.

Anticipated Resources

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	4,477,546	246,586	0	4,724,132	17,910,184	CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements and Public Services.

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	1,589,478	235,184	0	1,824,662	6,357,912	HOME funds will be used for Acquisition, Homebuyer assistance, Homeowner rehab, Multi-family Rental New Construction, Multifamily Rental Rehab, New Construction for ownership, and TBRA.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	349,366	0	0	349,366	1,397,464	Emergency Solutions Grant (ESG) funds will be used for Rapid re-housing, Street outreach, Emergency Shelter and Shelter Services, Homeless Prevention, and HMIS activities.

Table 54 - 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 will be leveraged by 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

CDBD 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 via fair market value purchase. In 2014, CDBG funding will be used to demolish an existing Fire Station (owned by the County) in order to build a new Fire Station on the existing site. The County also partner with the PATH foundation to design and build new sidewalks in an existing County Park (Shoal Creek Park).

Discussion

CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements and Public Services.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	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: \$45,000 HOME: \$360,000	Homeowner Housing Rehabilitated: 18 Household Housing Unit
3	Decent Housing Goal #3 Homeownership	2014	2018	Affordable Housing Non-Homeless Special Needs	Countywide	Homebuyer/Homeowner Assistance	HOME: \$83,600	Homeowner Housing Added: 1 Household Housing Unit
4	Decent Housing Goal #4- Homeownership/Down Payment	2014	2018	Affordable Housing	Countywide	Homebuyer/Homeowner Assistance	HOME: \$400,000	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: \$215,400 HOME: \$120,500 ESG: \$350,000	Homelessness Prevention: 100 Persons Assisted
6	Decent Housing-Goal #6 Rental Housing	2014	2018	Affordable Housing	Countywide	Affordable Rental Housing Units	HOME: \$180,000	Other: 1 Other
7	Suitable Living Environment- Goal #1 Facility	2014	2018	Non-Housing Community Development	Scottsdale Area Urban County - Municipalities	Sidewalk, Community Center, and Public Facility	CDBG: \$900,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
8	Suitable Living Environment Goal #2 Infrastructure	2014	2018	Non-Housing Community Development	Urban County - Municipalities	Sidewalk, Community Center, and Public Facility	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
9	Suitable Living Environment Goal #3 Improvement	2014	2018	Non-Housing Community Development	Countywide	Sidewalk, Community Center, and Public Facility	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	SLE-Goal #4 Neighborhood Stabilization	2014	2018	Non-Housing Community Development	Countywide	Foreclosure Prevention-Education and Counseling	CDBG: \$100,000	Rental units rehabilitated: 1 Household Housing Unit
11	SLE Goal #5 Support Svcs/Seniors, Refugees, Other	2014	2018	Non-Housing Community Development	Countywide	Support Svcs/Seniors, Refugees, and Others	CDBG: \$56,600 ESG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
12	SLE-Goal #6-Foreclosure Prevention and Education	2014	2018	Non-Housing Community Development	Countywide	Foreclosure Prevention-Education and Counseling Homebuyer/Homeowner Assistance	CDBG: \$140,800	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
13	Suitable Living Environment-Goal #7 Youth	2014	2018	Non-Housing Community Development	Countywide	Recreational Based Youth Activities	CDBG: \$130,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Suitable Living Environment Goal #8 Childcare	2014	2018	Non-Housing Community Development	Countywide	Recreational Based Youth Activities	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
15	Suitable Living Environment Goal #9 Capacity	2014	2018	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Candler/McAfee Area	Support Svcs/Seniors, Refugees, and Others	CDBG: \$5,000	Other: 5 Other
16	Suitable Living Environment Goal #10 Demolition	2014	2018	Non-Housing Community Development	Countywide	SLE-Demolition of Dilapidated Structures	CDBG: \$75,000	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: \$228,000	Jobs created/retained: 3 Jobs
18	Expanded Economic Development Goal #2 Training	2014	2018	Non-Housing Community Development	Countywide	EEO- Job Training	CDBG: \$10,000	Businesses assisted: 2 Businesses Assisted Other: 6 Other
19	Expanded Economic Development Goal #3	2014	2018	Non-Housing Community Development	Countywide	EEO- Job Training	CDBG: \$10,000	Businesses assisted: 2 Businesses Assisted

Table 55 – 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 18 units in the Housing Rehabilitation Program or Emergency Repair Program.
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 2014 - 2015.
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 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 serving approximately 250 Children.
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.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects listed in the DeKalb County 2014-2018 Consolidated Plan, including the 2014 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.

Projects

#	Project Name
1	Construct a new Fire Station #3 in the City of Advondale
2	Tobie Grant/Scottdale Intergenerational Center
3	HUD Section 108 Loan Repayment
4	DeKalb Business DeKalb Enterprise Business Corporation (DEBCO) Revolving Loan Fund.
5	Africa's Children's Fund
6	Atlanta Legal Aid Society, Inc.
7	Atlanta Urban League, Inc.
8	Center for Pan Asian Community Services, Inc.
9	The Community Achievement Center, Inc.
10	DeKalb Drug Court - Transitional Housing/Supportive Program
11	First Step Staffing, Inc.
12	Furniture Bank of Metro Atlanta, Inc.
13	Jerusalem House, Inc.
14	Latin American Association, Inc.
15	Metro Fair Housing Services, Inc.
16	Nicholas House, Inc.
17	Our House, Inc.
18	Refugee Family Services, Inc.
19	Scottdale Child Development and Family Resource Center, Inc. of Central DeKalb
20	The Sheltering Arms, Inc.
21	Homeless Access Point
22	DeKalb Office of Senior Affairs
23	Youth Voucher Set-Aside
24	Implementation of PHLOTES Initiatives
25	Implementation of DSNI (Individual Clusters)
26	Housing Implementation Services

#	Project Name
27	Demolition
28	Emergency Repair of Homeowner Waterlines
29	Emergency Housing Repairs
30	Tuscany Village Housing Services
31	Community Development Administration
32	HOME Program Administration
33	HOME CHDO Projects
34	HOME CHDO Operating
35	HOME Eligible Projects
36	Breakthru House, Inc.
37	CHRIS Kids, Inc.
38	Clifton Sanctuary Ministry, Inc.
39	Decatur Cooperative Ministry, Inc.
40	Living Room, Inc.
41	Oakhurst Recovery Program, Inc.
42	Pathways Community Network, Inc.
43	Safe Haven Transitional, Inc.
44	Salvation Army, Inc.
45	Shearith Isreal Night Shelter For Women
46	Travelers Aid of Metropolitan Atlanta, Inc.
47	ESG Local Administration
48	Elaine Clark Center

Table 56 – 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.

To address these obstacles, the County will take the following actions through the allocation of funding to projects that address them in 2013:

- 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, and 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 aforementioned population.

AP-38 Project Summary

Project Summary Information

1	Project Name	Construct a new Fire Station #3 in the City of Advondale
	Target Area	Urban County - Municipalities
	Goals Supported	Suitable Living Environment Goal #2 Infrastructure
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$630,100
	Description	The activity is to build a new fire station to serve Scottdale, and Avondale Estate. Based on the service areas defined by Fire department for Fire station 3 has greater than 51% of low and moderate income persons. This project will meet the national objective of benefiting low- and moderate-income areas 570.208(a) (1)). This is an AREA BENEFIT activity.
	Planned Activities	We will work with the Infrastructure Group to complete Fire Station #3. If additional funds are needed for the project, we will identify other resources to fill the gap and/or make necessary adjustments to the project.
2	Project Name	Tobie Grant/Scottdale Intergenerational Center
	Target Area	Scottdale Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$260,000
	Description	2014 funding will support the architectural and engineering design of a new Tobie Grant intergenerational Center in the Scottdale Community. This project will meet the national objective of benefiting low- and moderate-income areas 570.208(a) (1)). This is an AREA BENEFIT activity.

	Planned Activities	2014 funding will support the architectural and engineering design of a new Tobie Grant intergenerational Center in the Scottdale Community. The new Intergenerational Center will be located adjacent to the redeveloped Tobie Grant Manor community and within footsteps of the proposed Tobie Grant Senior community. The location of this new center is a result of the redevelopment of Tobie Grant Manor housing project owned by the Housing Authority of DeKalb County.
3	Project Name	HUD Section 108 Loan Repayment
	Target Area	Buford Highway Area (Chamblee and Doraville) Candler/McAfee Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$800,000
	Description	The purpose of this project is to set up a line item for Section 108 loan repayment.
	Planned Activities	The funding for the construction of the North DeKalb Community Center, the South DeKalb Community Center, and the Central DeKalb Senior Center is an approved HUD Section 108 Loan Guarantee and available CDBG resources, including prior years funding. The remaining Section 108 principle loan amount is \$13 Million with an amortization period of 20 years at an estimated interest rate of 2%. The annual loan repayment amount will be approximately \$800,000.
4	Project Name	DeKalb Business DeKalb Enterprise Business Corporation (DEBCO) Revolving Loan Fund.
	Target Area	Countywide
	Goals Supported	Expanded Economic Opportunities Goal #1 Jobs
	Needs Addressed	EEO-Job Creation and Micro-Enterprise Assistance
	Funding	CDBG: \$196,459
	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)).

	Planned Activities	Revolving Loan Fund/Micro Enterprise Training. DEBCO maintains and operates the RLF to assist small businesses with adequate capital, technical assistance. Since DEBCO was established in May of 2000, sixty-four (64) RLF totaling more than \$2.8 M have been made and leveraged by \$22 M in private funding.
5	Project Name	Africa's Children's Fund
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others
	Funding	CDBG: \$21,916
	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)).
	Planned Activities	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.
6	Project Name	Atlanta Legal Aid Society, Inc.
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$58,716
	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)).

	Planned Activities	Atlanta Legal Aid Society, Inc. will provide 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.
7	Project Name	Atlanta Urban League, Inc.
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$21,916
	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).
	Planned Activities	Agency will provide housing counseling, foreclosure prevention and homeownership education.
8	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: \$21,916
	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)).
	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.

9	Project Name	The Community Achievement Center, Inc.
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$12,000
	Description	Provide financial literacy, homebuyers education workshops, and one on one financial consultation for County residents. The project aims to stabilize community foreclosures through increased education. This is a limited clientele activity LMC 570.208 (a)(2).
	Planned Activities	Provide financial literacy, homebuyers education workshops, and one on one financial consultation for County residents. The project aims to stabilize community foreclosures through increased education.
10	Project Name	DeKalb Drug Court - Transitional Housing/Supportive 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)).
	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.

11	Project Name	First Step Staffing, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others
	Funding	CDBG: \$20,000
	Description	The agency offers homeless persons assistance in getting access to SSI benefits and securing employment, along with supportive services such as uniforms, tools, transportation, and counseling. First Step Staffing has worked collaboratively with and been funded through the Decatur Cooperative Ministry office in the past. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Planned Activities	The agency offers homeless persons assistance in getting access to SSI benefits and securing employment, along with supportive services such as uniforms, tools, transportation, and counseling. First Step Staffing has worked collaboratively with and been funded through the Decatur Cooperative Ministry office in the past. This project will meet the national objective of benefiting low- and moderate-income persons
12	Project Name	Furniture Bank of Metro Atlanta, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others
	Funding	CDBG: \$15,436
	Description	The Furniture Bank plans to provide free 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)).
	Planned Activities	The Furniture Bank plans to provide free 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.

13	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: \$27,669
	Description	The primary purpose of this project is to help persons with HIV/AIDS. The services provide 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)).
	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.
14	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: \$21,916
	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)).

	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.
15	Project Name	Metro Fair Housing Services, Inc.
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling Housing-Rehabilitation of Single Family Unit Admin
	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)).
	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.
16	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: \$47,102

	Description	Using DeKalb County HOME funds, Nicholas House will provide rental assistance and case management to at risk and homeless households. If adequate HOME funds are available, the H&CD Department will allocate HOME funds for rental assistance and CDBG funds for administration (case management and other administrative expenses) of the program. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Planned Activities	Using DeKalb County HOME funds, Nicholas House will provide rental assistance and case management to at risk and homeless households. If adequate HOME funds are available, the H&CD Department will allocate HOME funds for rental assistance and CDBG funds for administration (case management and other administrative expenses) of the program.
17	Project Name	Our House, Inc.
	Target Area	Countywide
	Goals Supported	Suitable Living Environment Goal #8 Childcare
	Needs Addressed	Quality Affordable Childcare
	Funding	CDBG: \$27,669
	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)).
	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.
18	Project Name	Refugee Family 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: \$21,916

	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)).
	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.
19	Project Name	Scottdale Child Development and Family Resource Center, Inc. of Central DeKalb
	Target Area	Scottdale Area
	Goals Supported	Suitable Living Environment Goal #8 Childcare
	Needs Addressed	Quality Affordable Childcare
	Funding	CDBG: \$21,916
	Description	Scottdale 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)).
	Planned Activities	Scottdale 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.
20	Project Name	The Sheltering Arms, Inc.
	Target Area	Countywide
	Goals Supported	Suitable Living Environment Goal #8 Childcare
	Needs Addressed	Quality Affordable Childcare

	Funding	CDBG: \$21,916
	Description	Sheltering Arms provides year-round day care center that will serve approximately 150 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)).
	Planned Activities	Sheltering Arms provides year-round day care center that will serve approximately 150 children ages six months to five years old. Clients access this program through referrals from community members and agencies within and outside the county.
21	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)).
	Planned Activities	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.
22	Project Name	DeKalb Office of Senior Affairs
	Target Area	Countywide
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others
	Funding	CDBG: \$33,481

	Description	The DeKalb County Office of Senior Affairs will provide support for the Golden Shuttle which serves as an alternate transportation option for seniors. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Planned Activities	The DeKalb County Office of Senior Affairs will provide support for the Golden Shuttle which serves as an alternate transportation option for seniors.
23	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)).
	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.
24	Project Name	Implementation of PHLOTES Initiatives
	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: \$20,000

	Description	In partnership with Georgia Piedmont Technical College and Georgia State University, the PHLOTEs (students whose primary home language is other than English) To the Top Initiative is a result of the collaborative effort of the Higher Education Advisory Council (HEAC) and DeKalb County School System (DCSS) designed to meet the educational needs of the culturally and linguistically diverse refugee and immigrant communities. The PHLOTEs Initiative will focus on five primary elements; Literacy, Job Readiness, Transportation, Housing and Social Services. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Planned Activities	Begin implementation of the PHLOTEs initiative as a part of the DeKalb County's efforts to enhance services geared to populations whose primary home language is other than English (PHLOTEs)
25	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: \$20,000
	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 Initiative aims to improve the quality of life standards within local communities through the design and implementation of a collaborative, comprehensive, community-based strategy for improving the well being of neighborhoods, particularly regarding efforts that foster stronger connections between local schools and community building initiatives. 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. Emory University’s Office of University-Community Partnerships will provide technical assistance, training, and capacity building in support of this effort. Cross Keys and McNair were the two pilot communities selected to develop Quality of Life Plans beginning in the Summer of 2012. DeKalb County Human and Community Development in partnership with Emory University are currently assisting in the development of Quality of Life Plans for Towers and Columbia High School Clusters. This project will meet the national objective of benefiting low- and moderate-income areas 570.208(a)(1)).

	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. 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 Initiative aims to improve the quality of life standards within local communities through the design and implementation of a collaborative, comprehensive, community-based strategy for improving the well being of neighborhoods, particularly regarding efforts that foster stronger connections between local schools and community building initiatives. The initiative will take place within the Cross Keys & McNair Clusters.
26	Project Name	Housing Implementation Services
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	Housing-Rehabilitation of Single Family Unit Admin
	Funding	CDBG: \$100,000
	Description	Funding will be used for direct implementation of a number of housing initiatives of the County with the Owner-occupied Rehab Program being the primary one. These services will be provided during the FY14 cycle using 2014 CDBG funds. Prior year CDBG funds will be totally expended before FY14 funding is used. It is anticipated that program income will also be used. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(3)).
	Planned Activities	Funding will be used for direct implementation of a number of housing initiatives of the County with the Owner-occupied Rehab Program being the primary one.
27	Project Name	Demolition
	Target Area	Countywide
	Goals Supported	Suitable Living Environment Goal #10 Demolition
	Needs Addressed	SLE-Demolition of Dilapidated Structures
	Funding	CDBG: \$75,000

	Description	The removal of dilapidated structures. This project will meet the national objective of benefiting low- and moderate-income Households (LMH-570.208(a)(3)).
	Planned Activities	Project activities include the removal of dilapidated structures on a spot basis need.
28	Project Name	Emergency Repair of Homeowner Waterlines
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	Housing-Rehabilitation of Single Family Unit Admin
	Funding	CDBG: \$50,000
	Description	The County will implement an initiative to assist low income homeowners who have excessive water bills due to a water leak. CDBG funds will be used to pay for the water leak repair. This project will meet the national objective of benefiting low- and moderate-income Households (LMH-570.208(a)(3)).
	Planned Activities	The County will implement an initiative to assist low income homeowners who have excessive water bills due to a water leak. CDBG funds will be used to pay for the water leak repair.
29	Project Name	Emergency Housing Repairs
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	Housing-Rehabilitation of Single Family Unit Admin
	Funding	CDBG: \$155,235

	Description	The 2014 DeKalb homeowner rehabilitation program introduces sustainability as a key component of its program. The sustainability is established through beneficiary homeowner responsibility of completing a participation workshop for home maintenance and contributing a small percentage of the rehab budget. The funds will be used to cover the rehabilitation cost of approximately (9) homes with CDBG funds. This activity may be complete by the DeKalb Housing Authority or another agency. Existing HOME funds will be leveraged based upon availability, to fund additional housing rehabilitation projects. The budget will be adjusted based upon availability of funds. This project will meet the national objective of benefiting low- and moderate-income Households (LMH-570.208(a)(3)).
	Planned Activities	The 2014 DeKalb homeowner rehabilitation program introduces sustainability as a key component of its program. The sustainability is established through beneficiary homeowner responsibility of completing a participation workshop for home maintenance and contributing a small percentage of the rehab budget. The funds will be used to cover the rehabilitation cost of approximately (9) homes with CDBG funds.
30	Project Name	Tuscany Village Housing Services
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	Decent Housing Goal #1-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 project's 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 - 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)).
	Planned Activities	CDBG funds will be used to provide housing services at The Tuscany Village Apartments.

31	Project Name	Community Development Administration
	Target Area	Countywide
	Goals Supported	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 Suitable Living Environment-Goal #1 Facility Suitable Living Environment Goal #2 Infrastructure Suitable Living Environment Goal #3 Improvement SLE-Goal #4 Neighborhood Stabilization SLE Goal #5 Support Svcs/Seniors, Refugees, Other SLE-Goal #6-Foreclosure Prevention and Education Suitable Living Environment-Goal #7 Youth Suitable Living Environment Goal #8 Childcare Suitable Living Environment Goal #9 Capacity Suitable Living Environment Goal #10 Demolition Expanded Economic Opportunities Goal #1 Jobs Expanded Economic Development Goal #2 Training Expanded Economic Development Goal #3
	Needs Addressed	Administration of HUD Programs
	Funding	CDBG: \$895,509
	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)).

	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.
32	Project Name	HOME Program Administration
	Target Area	Countywide
	Goals Supported	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 SLE-Goal #4 Neighborhood Stabilization
	Needs Addressed	Administration of HUD Programs
	Funding	HOME: \$158,947
	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.
	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.
33	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: \$238,422
	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. Agencies receiving these funds must meet all CHDO financial, developmental, and administrative capacity requirements as outlined by HUD and the CD Department. The anticipated accomplishment of 3 units is based upon an assumption that single-family housing units may be acquired and rehabilitated and used for transitional housing. CHDO set-aside funds are undesignated at this time and the ultimate use of these funds may change based upon a number of factors.
	Planned Activities	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.
34	Project Name	HOME CHDO Operating
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	Housing-Rehabilitation of Single Family Unit Admin
	Funding	HOME: \$79,473
	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.
	Planned Activities	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.
35	Project Name	HOME Eligible Projects
	Target Area	Countywide

Goals Supported	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 #6 Rental Housing
Needs Addressed	Homebuyer/Homeowner Assistance Affordable Rental Housing Units Housing-Rehabilitation of Single Family Unit Admin
Funding	HOME: \$1,112,636
Description	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 single-family rehab 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 rehab and new construction (for rental or ownership), tenant-based rental assistance (TBRA), or any other activity eligible under HOME regulations. A targeted population 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.

	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 single-family rehab 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 rehab and new construction (for rental or ownership), tenant-based rental assistance (TBRA), or any other activity eligible under HOME regulations. A targeted population 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.
36	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: \$12,232
	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 at a time. Their campus consists of five houses, an office, a resident manager house, two residential treatment houses, and one transitional house. Clients can stay in our program for up to a year and a half, receiving food, housing, clothing, therapy and counseling. We have provided a structured, drug-free environment in which residents can experience physical, mental, emotional and spiritual recovery since 1969

	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 at a time. Their campus consists of five houses, an office, a resident manager house, two residential treatment houses, and one transitional house. Clients can stay in our program for up to a year and a half, receiving food, housing, clothing, therapy and counseling. We have provided a structured, drug-free environment in which residents can experience physical, mental, emotional and spiritual recovery since 1969
37	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: \$6,216
	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 Rainbow 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.
	Planned Activities	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 Rainbow 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.
38	Project Name	Clifton Sanctuary Ministry, Inc.

	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$7,770
	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. Joe's 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.
	Planned Activities	Case management and referrals to aid guests in meeting individual needs are also provided.
39	Project Name	Decatur Cooperative Ministry, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$128,982
	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 Hagar's 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.

	Planned Activities	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.
40	Project Name	Living Room, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Homelessness Prevention-Continuums of Care Support Svcs/Seniors, Refugees, and Others
	Funding	ESG: \$15,540
	Description	The Living Room assists homeless and at-risk households with HIV/AIDS to find and keep affordable and appropriate housing. The agency also provides intake for all HIV-AIDS housing in metro Atlanta; housing information and referral services; emergency assistance and long-term rental assistance; and assistance to clients in applying for housing appropriate to their needs (market-rate, assisted living, treatment and/or mental health housing and HIV-support housing, subsidized housing).
	Planned Activities	The Living Room assists homeless and at-risk households with HIV/AIDS to find and keep affordable and appropriate housing. The agency also provides intake for all HIV-AIDS housing in metro Atlanta; housing information and referral services; emergency assistance and long-term rental assistance; and assistance to clients in applying for housing appropriate to their needs (market-rate, assisted living, treatment and/or mental health housing and HIV-support housing, subsidized housing).
41	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: \$7,770

	Description	The Oakhurst Recovery Program provides a long-term residence (10-12 months) to homeless men with substance abuse issues. The program gives homeless men struggling with addiction the opportunity to live and recover from their addiction in a safe and supportive environment. 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.
	Planned Activities	The Oakhurst Recovery Program provides a long-term residence (10-12 months) to homeless men with substance abuse issues. The program gives homeless men struggling with addiction the opportunity to live and recover from their addiction in a safe and supportive environment. 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.
42	Project Name	Pathways Community Network, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$19,580
	Description	Pathways is a not for profit organization that supports communities with a variety of tools that help human services agencies work together, reduce costs and increase the impact of their services, so more people find the path to success. 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.
	Planned Activities	Pathways is a not for profit organization that supports communities with a variety of tools that help human services agencies work together, reduce costs and increase the impact of their services, so more people find the path to success. 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.

43	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: \$13,209
	Description	Safe Haven Transitional Inc. is a program that provides transitional and emergency housing and supportive services to woman 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, Children’s Intervention Program, One-on-One Sessions, Childcare assistance, Employment assistance, Anger Management/Conflict Resolution training, Educational Tutoring, Referral Services. Our program provides the women with many tools that will assist and strengthen them in making the transition back into society as healthy, interdependent persons.
Planned Activities	Safe Haven Transitional Inc. is a program that provides transitional and emergency housing and supportive services to woman 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, Children’s Intervention Program, One-on-One Sessions, Childcare assistance, Employment assistance, Anger Management/Conflict Resolution training, Educational Tutoring, Referral Services. Our program provides the women with many tools that will assist and strengthen them in making the transition back into society as healthy, interdependent persons.	
44	Project Name	Salvation Army, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention

	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$29,695
	Description	The Salvation Army Family Emergency Services (FES) program develops and implements emergency assistance activities and initiatives designed to keep homeowners from losing their homes.
	Planned Activities	The Salvation Army Family Emergency Services (FES) program develops and implements emergency assistance activities and initiatives designed to keep homeowners from losing their homes.
45	Project Name	Shearith Isreal Night Shelter For Women
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$7,770
	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 for the homeless women to provide them with the opportunity to become self-supporting.
	Planned Activities	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 for the homeless women to provide them with the opportunity to become self-supporting.
46	Project Name	Travelers Aid of Metropolitan Atlanta, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	ESG: \$76,147

	Description	The agency provides emergency housing for low-income homeless families and individuals who are newly arrived in DeKalb County. Emergency shelter is provided in DeKalb County motels and hotels when emergency shelters are full and when there is no emergency.
	Planned Activities	The agency provides emergency housing for low-income homeless families and individuals who are newly arrived in DeKalb County. Emergency shelter is provided in DeKalb County motels and hotels when emergency shelters are full and when there is no emergency.
47	Project Name	ESG Local Administration
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care Administration of HUD Programs
	Funding	ESG: \$24,455
	Description	General Administration of the Emergency Solutions Grants Program
	Planned Activities	General Administration of the Emergency Solutions Grants Program
48	Project Name	Elaine Clark Center
	Target Area	Buford Highway Area (Chamblee and Doraville)
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$630,099
	Description	Funding will be used to build a new facility and to renovate the existing facility for children having special needs. It included roof replacement, replacement of windows with more energy efficiency windows for existing buildings. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).

Planned Activities	The County will provide up to \$850,000 for the development of phase II improvements at the Elaine Clark Center. We plan to utilize CDBG funds and HUD Section 108 loan, if necessary.
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Table 57 – Project Summary

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 primary 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 precede, 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 58 - 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. The County also has a policy of being flexible in order to address all areas of need. If a proposed project is eligible, funding is available, and other resources identified, it will be considered for funding under a countywide priority designation.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 59 - One Year Goals for Affordable Housing by Support Requirement

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

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

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 2013.

The Housing Authority of the City of Decatur, Georgia will take following actions in 2013.

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 FY14 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

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's Goal of providing decent housing will contribute to reaching out to homeless persons through the collaboration of local agencies and organizations, the Continuum of Care and other appropriate organizations. These organizations will work together to identify and implement outreach, housing and support services needed for the homeless population in the County. Through collaborative efforts using 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 ensure coordinated coverage. DeKalb County's Street Outreach Case Manager will provide outreach services and intensive case management services for unusually difficult cases involving individuals or families in DeKalb County who are homeless or at risk of becoming homeless. This case manager will work in coordination with Travelers Aid Hope Atlanta who provides the oversight and management of the outreach service as. 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.

In 2011 DeKalb County initiated a pilot project with the DeKalb County Recorder's Court called the Homeless Diversion Pilot Initiative (HDPI). This program screens and diverts homeless individuals to community housing and treatment resources under the supervision of the court. The program targets the homeless mentally ill and substance abusers with the goal of decreasing homelessness in DeKalb County. As a part of DeKalb's outreach procedures the Court system is added as a collaborative element to mitigate homelessness. The outreach worker conducts an onsite assessment of the individuals needs. Once the needs are determined the individual is offered assistance in the form of shelter or hospital visit. If the person chooses to come off the street their information is collected and entered into the HMIS system. The case managers at the shelter or hospital will be able to update their status in HMIS. The PATH teams are formed to give attention to persons sleeping on the streets, under bridges, viaducts and abandoned buildings.

Addressing the emergency shelter and transitional housing needs of homeless persons

DeKalb County's goal of implementing housing and supportive services to house a minimum of 100 homeless or at-risk persons over year will be met through the collaboration of local agencies and organizations, the Continuum of Care and other appropriate organizations. In DeKalb County a majority of the homeless population has been determined to be women with children. This population tends to be affected most by transitional homelessness. Without services to keep them together, the family unit is compromised even further. It is therefore incumbent upon DeKalb County to collaborate with shelter providers, developers and other interested parties to increase the number of, and access to, affordable housing units for homeless women with children. A number of options under consideration follow.

- The County is focusing resources on "rapid re-housing" of homeless families as the preferable approach for most families to avoid separation.
- Other strategies include primary prevention to avoid or reduce shelter "gridlock" and to avert system entries by working to quickly resolve housing crises so that families regain stability in their current housing, or are diverted to alternative permanent housing, and do not have to enter the homeless services system
- Rather than implementing emergency shelters, the County will work with providers, developers, and the CoC to implement rapid re-housing techniques to for homeless individuals and families.

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

In DeKalb County we have identified as a goal to develop and implement affordable units and programs that focus on senior citizens, veterans, cost burden households, youth and other special populations. In meeting this goal the County will 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.

DeKalb County, through its Drug Court, provides rental assistance to individuals who have been mandated to participate in the Drug Court Treatment Diversion Program. A new program in DeKalb County called the Homeless Diversion Pilot Initiative is collaboration with the Community Development Department, Recorders Court, Drug Court, District Attorney's Office, DeKalb County Jail, DeKalb Police Department, DeKalb Roads and Drainage Department, Pathways Community Network, and DeKalb

Community Service Board. Through this program, repeat offenders who are homeless and meet certain criteria are flagged in the Recorders Court for referral for intensive case management, treatment, follow-up and housing.

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 providing funding to, and collaborating with local agencies, organizations, and 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 Department of Behavioral Health, and the DeKalb Community Service Board. The County has partnered with and provided funding to stakeholders and collaborating agencies in the Continuum of Care that are responsible for ensuring that persons are not discharged into homelessness from a system of care include the DeKalb County Department of Family and Children Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and CHRIS Kids.

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 CHRIS Kids is the housing and service providers 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. In addition, youth service providers have come together over the past year to discuss the implementation of a Homeless Youth Triage Center in the area.

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 service providers, identifies services that will address these needs and determine how services will be made available.

Discussion

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

To ameliorate the impact of the foreclosure crisis on DeKalb County's neighborhoods, the County has used Neighborhood Stabilization Program (NSP) funds to acquire, rehabilitate, and dispose of foreclosed upon properties. Through its subrecipients, the County has acquired and rehabilitated 142 properties in neighborhoods that were greatly impacted by foreclosure. On an average, after-rehabilitation appraisal on the properties increased by approximately 60%, indicating that the program was increasing values in the neighborhoods. NSP will continue through 2014.

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:

AP-85 Other Actions – 91.220(k)

Introduction:

The County continues to use available resources to help in achieving 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. Ongoing programs such as the Rehab Program and First-time Homebuyer Programs will continue. 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.

Actions planned to foster and maintain affordable housing

To address these obstacles, the county plans to take the following actions in 2014:

- Continued funding for housing counseling, landlord-tenant and pre-and post-purchase counseling.
- Continued funding 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.
- 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

- Supporting the development of rental housing affordable for at or below 50% AMI.
- Supporting agencies that provide supportive services aimed at the afore mentioned population.

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 2013, 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 2014, 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 2014, 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 will continue its collaboration with housing organizations, 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, Community Development will convene regularly scheduled collaborative meetings, where organizations can discuss relevant issues and recommend policy changes. For example, in the area of homelessness, the County collaborates with for profit agencies within the DeKalb Continuum of Care program to mitigate homelessness in the County. To this end, the County convenes quarterly. As a participant in the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness and the Regional Commission on Homelessness, the County 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, for down payment assistance programs, and for predatory lending and foreclosure issues. Human and Community Development works closely with other organizations to address senior citizen services and senior citizens service delivery issues.

The County is collaborating with the Board of Health, Housing Authority of DeKalb County, DeKalb County Code Enforcement, DeKalb Police, DeKalb County District Attorney's Office, Senior Connections, Habitat for Humanity, BB&T, and Georgia Sustainable Coalition Alliance to assist targeted neighborhoods in their revitalization efforts. This collaboration should result in the reduction of blight, improvement in the housing stock, a reduction in the number of vacant houses, and the elimination of environmental hazards in the community,

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 is now in the process of developing its 2014 -2018 Consolidated Plan and we plan to begin the Process of a new Analysis of Impediments during the 2013 year so that we can implement a 2014 - 2018 Analysis of Impediments within the next calendar year. 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 2014.

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

2014 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*)

2014 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.*

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*)

2014 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*)

2014 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)*

2014 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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94.88%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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 is associated with the amount of direct subsidy provided the homebuyer.

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)

Written standards were developed for submission with the Substantial Amendment in May, 2012.

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.

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.

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.

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).

Sub-grantees will be chosen through an application process that is open to community and non-profit agencies, which may be faith-based. Preference is accorded to agencies that are uniquely qualified to handle the expanded documentation and reporting requirements of the Emergency Solutions Grant. Awarded agencies must be proven, documented users of HMIS.

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 Citizen DeKalb Participation Plan to include consultation with homeless or formerly homeless individuals in considering 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, through the Tri-J CoC, a formerly homeless person is a member of the Tri-J Advisory 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, reducing the and reducing clients' housing barriers or housing stability risks. Please see the following attachment for the complete listing of ESG performance Standards.

Discussion: