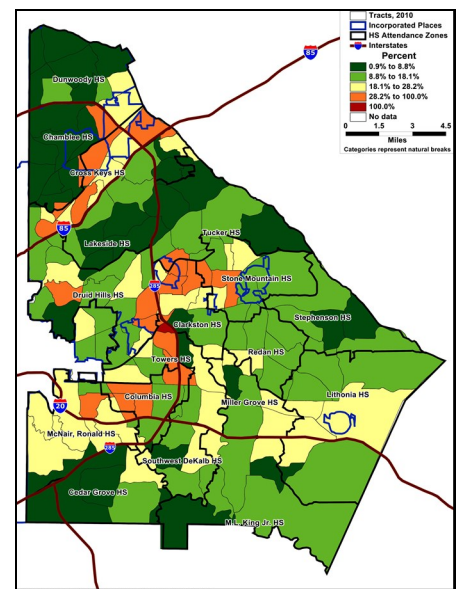
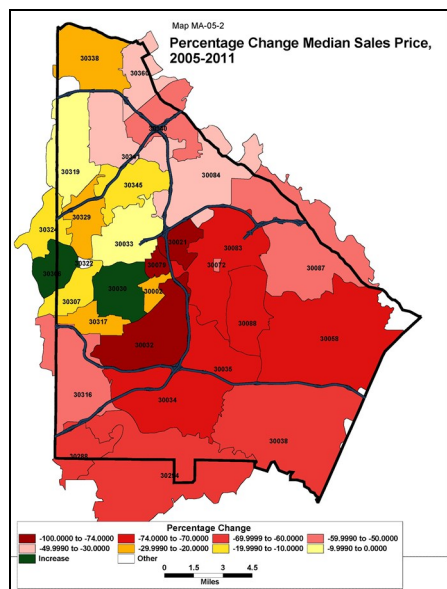
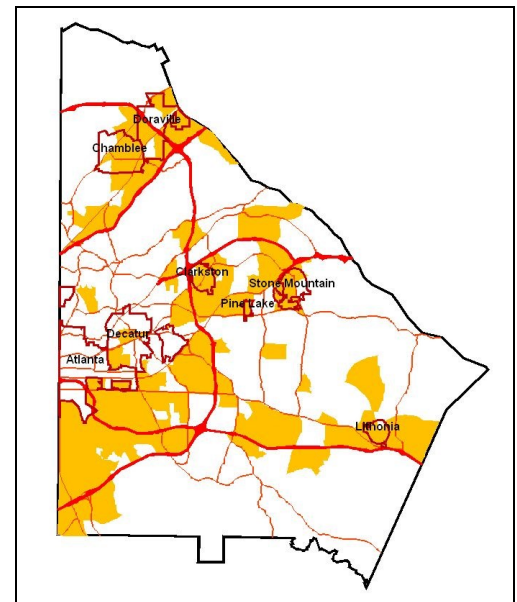
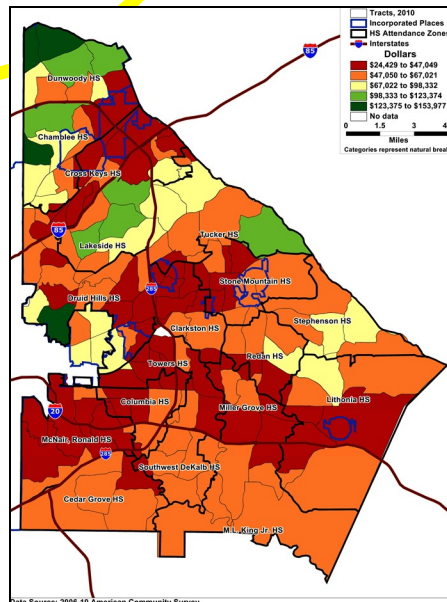


THE 2014-2018 CONSOLIDATED PLAN FOR HUD PROGRAMS, INCLUDING THE 2017 ANNUAL ACTION PLAN

DeKalb County, Georgia



**RESPONSIBLE
AGENCY:
DEKALB COUNTY
COMMUNITY
DEVELOPMENT
DEPARTMENT**

**3486 Covington Highway
Decatur GA 30032**

**Phone: 404-371.2727
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Executive Summary

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

1. Introduction

The 2017 Annual Action Plan represents year four of the DeKalb County 2014 - 2018 Consolidated Plan. The Plan identifies how DeKalb County will allocate the resources it expects to receive from HUD for the program year. These funds are allocated to address the priority housing and community development needs outlined in the County's 2014 - 2018 Consolidated Plan.

In 2017, the CDBG Plan initiatives and funding will focus on completing a number of projects that will enhance the safety and living environment of some of the County's most vulnerable residents, our seniors and youth. Many of these projects are being administered jointly with other County departments. We will work with Public Safety to provide funding for the design and construction for a new Fire Station 7. This Station is one of the oldest and busiest stations in DeKalb County and due to wear and tear, it is in desperate need of replacement. In partnership with DeKalb County Parks & Recreation, CDBG funds will be utilized in the Tobie Grant Recreation Center Project. Tobie Grant Center has deep roots in the Scottdale Community and was named after Ms. Tobie Grant who was a daughter of slaves. Due to deferred maintenance and age the Center must be replaced. Other projects that will utilize CDBG funding include: the replacement of the East DeKalb Senior Center (Bruce Street), ADA improvements to provide improved access for the disabled and seniors at the Lynwood Park Recreation Center and renovation to improve energy efficiency for the Friends of Disabled Adults and Children (FODAC). The County will enter year seven 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. The County will also work with ACE to implement a Small Business Revolving Loan Fund and, provide funding for the Small Business Micro-Enterprise Training Program which will be provided through the Urban League of Metropolitan Atlanta.

In 2017, The County will increase housing opportunities through the commitment of its HOME direct allocation and HOME Program Income funds to the following types of projects:

- Down Payment assistance for up to 40 First Time Homebuyers;
- CHDO projects for the acquisition, rehabilitation, and sale of single-family units to eligible homebuyers with incomes that do not exceed 80% AMI as defined by HUD;
- Operating funds for CHDOs that receive a commitment for CHDO projects;
- Multi-family rental housing projects that are developed by non-profit (including CHDOs) and for profit developers (including Senior Residences at Mercy Park and Columbia Avondale Senior Housing);

- Tenant based rental assistance projects to provide rent subsidies and assist in preventing homelessness for low-income renters; and
- Continue an annual \$30,000 CDBG funding commitment (\$300,000 over 10 years) to the Tuscany Village Apartments project as a part of the project's tax credit application. These funds leveraged the affordable housing tax credits used to rehabilitate the 144 unit development.

Mitigation of homelessness is a major priority for the County. In 2017, the DeKalb CoC will work aggressively to reduce homelessness in general and continue to re-enforce efforts to keep veteran homelessness at functional zero in DeKalb.

2. Summarize the objectives and outcomes identified in the Plan

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

Decent Housing

- Complete a minimum of 18 owner-occupied rehab and/or emergency repair homes
- Identify and work with one new CHDO to build capacity and create affordable units
- Increase the availability of affordable, permanent, rental housing units for low-to moderate income, elderly, and special needs populations.
- Assist at least 40 residents to become first-time homebuyers.
- Continue raising community awareness about foreclosures and work to develop ways to decrease the problem in the County.
- Collaborate with neighborhood associations and other stakeholders to decrease blight, reduce the number of vacant houses, and improve the condition of the existing housing stock.
- Work with senior homeowners in the County who are in danger of losing their homes.
- Increase the supply of homeless beds for the chronically homeless in the DeKalb County.
- Complete 79 new units of housing at Columbia Avondale Senior Housing and 79 units at Senior Residences at Mercy Park.

Suitable Living Environment

- Provide CDBG funds for repayment of the Section 108 Loan to provide for construction of the North DeKalb and South DeKalb Community/Senior Centers, as well as the Central DeKalb Senior Center
- CDBG funding will also be used to renovate and expand other facilities as follows: Fire Station #7 and the Tobie Grant Recreation Center. Matching funds for sidewalk improvements in the City of Clarkston and on Idlewood Road in the City of Tucker, City of Brookhaven Park Improvements and Housing Study, and the FODAC Facility Renovation.

- Complete the demolition and clearance of a minimum of seven (20) dilapidated houses that are presenting health and safety hazards.
- Improve sustainability to a minimum of 2,430 persons by providing funding to agencies that provide financial literacy, pre and post purchase housing counseling, tenant/landlord counseling, and foreclosure/predatory lending services.

Economic Opportunity

The County will partner with the Urban League of Metro Atlanta to provide a Microenterprise Training Program. The program will have two tracks one for new start-ups with 50 participants, and the second for the entrepreneur who is in at least in their second year of business and is specifically looking for ways to grow revenue and increase profitability consisting of 15 participants.

The County will also work to increase Economic Development by partnering with Access to Capital Enterprise (ACE) to provide a revolving loan program. ACE will administer the Revolving Loan Fund which will serve small businesses in DeKalb County by providing fixed asset and/or permanent working capital financing while creating and/or retaining jobs for low-to-moderate income persons. The DeKalb County Loan Program will offer loans between \$15,000 and \$35,000 with an interest rate no greater than 5% amortized over 7 to 10 years and create 14 jobs annually.

3. Evaluation of past performance

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

As required by HUD, every year DeKalb County prepares a detailed Annual Action Plan for its HUD funded programs and the Consolidated Annual Performance and Evaluation Report (CAPER). The Plan and Report are submitted to HUD and posted on the County's website after it is reviewed and approved by HUD. The Program year 2016 CAPER, covering the County's performance during Year 3 (January 1, 2016 - December 31, 2016) of the County's 5-year Consolidated Plan, was submitted to HUD by March 30, 2017 and posted on the DeKalb County Government Website.

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan:

DeKalb County carefully follows the process that is outlined in the County's Amended Plan for Citizen Participation and Consultation. Within the DeKalb County Consolidated Plan Submission for Community Planning and Development Programs, CDBG, ESG and HOPWA process, the Citizen Participation Plan is designed to assure citizen involvement.

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 for the development of the proposed 2014-2018 Consolidated Plan, including 2017 Annual Action Plan:

A. On October 18, 2016, a public hearing was held at the Maloof Auditorium. The purpose of the meeting was to provide information concerning the 2014-2018 Consolidated Plan; including the 2017 Annual Action Plan was discussed as well as the application submission process of potential sub-grantees.

B. On January 19, 2017, the proposed 2017 budget and Annual Action Plan outlining the County's priority undertakings was detailed for the citizens during our second public hearing which was held at the Maloof Auditorium at 6:30 p.m.

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

5. Summary of public comments

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

On October 18, 2016 a Public Hearing was held at the Maloof Auditorium to solicit citizen input on community needs as they related to the DeKalb County 2017 Annual Action Plan. Below is a summary of the comments received from citizens at that meeting.

Housing Needs:

- Affordable Housing continues to be a challenge.
- Homes are in need of major housing repair and maintenance.
- CPACS would like to see continued support and collaboration of their Housing Task Force.
- Vacant, abandoned, boarded up homes are affecting property values as well as large number of rentals within neighborhoods.

Foreclosed homes and unmaintained yards continue to be an issue.

Infrastructure Improvements:

- Friends of Disabled Adults is requesting CDBG funds to allow for upgrades.

- Towers Action Group is requesting continued support for a Phase II of the Glenwood Road sidewalk project to continue the sidewalks and streetscapes from Columbia to Covington Hwy.
- TAG is requesting funding for connectivity of Shoal Creek Parks I, II and III to Dearborn Park.
- The Tucker Community is in full support of the application for sidewalks on Idlewood Road.

On January 19, 2017 a Public Hearing was held at the Maloof Auditorium to solicit citizen input on the proposed budget for the DeKalb County 2017 Annual Action Plan. Below is a summary of the comments received.

- Will Special Housing Home Repair Program be conducted in-house?
- Agencies used to receive Human Services grant funds to supplement their program budgets.
- More collaboration is needed with agencies to better serve clients.
- Employment services are needed within the County to prevent homelessness.

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

DeKalb County accepts all citizen comments that are submitted. Any request or comments that are received as a part of the 2014-2018 Consolidated Plan including the 2017 Annual Action Plan process that is not specifically addressed by the Community Development Department will be forwarded to the appropriate DeKalb County Department for comment or action.

7. Summary

N/A

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	DEKALB COUNTY	
CDBG Administrator	DEKALB COUNTY	Community Development Department
HOME Administrator	DEKALB COUNTY	Community Development Department
ESG Administrator	DEKALB COUNTY	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The DeKalb County Community Development Department serves as the lead agency that provide oversight, management and the monitoring of agencies, that administer the projects, programs and initiatives that are a part of the 2014-2018 Consolidated Plan and the 2017 Annual Action Plan. The Community Development Department is responsible for all required documentation, administrative and compliance requirements of the HUD funded programs that the County administers including the CDBG, HOME, and ESG programs. The Community Development Department works with full support of the County's CEO, Board of Commissioners and other County Departments. Throughout the planning process, the Community Development Department collaborates with local governments, non-profit agencies and private stakeholders in the community. In addition, the Department consults with business, religious and other community leaders in order to administer many of the affordable housing, housing rehabilitation, public service and capital improvement projects and programs.

Consolidated Plan Public Contact Information

Braunwin Camp, Planning and Neighborhood Services Manager, DeKalb County Community Development Department 3486 Covington Highway, Decatur, GA 30030 (404) 371-2727.

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

1. Introduction

In this section, information regarding collaboration on homeless and at-risk populations is provided. DeKalb County serves as the Collaborative Applicant for the DeKalb County Continuum of Care and collaborates with agencies across the region to provide assistance to the homeless and at-risk populations in the County.

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

The DeKalb County Community Development Department functions as the Collaborate Applicant for the DeKalb County Continuum of Care (CoC) and submits the HUD application for the Homeless Assistance Grant on behalf of the CoC. In fulfilling this role DeKalb County collaborates with local agencies, the U.S. Department of Veterans’ Affairs, United Way of Greater Atlanta, DeKalb Housing Authority, Decatur Housing Authority, DeKalb Board of Health, DeKalb Community Service Board, local developers, and other organizations and mainstream providers that provide services and housing to the County’s homeless and at-risk populations to ensure that housing and services are offered in a manner that best serves the homeless and at-risk populations.

The County has a successful, long-standing history of supporting initiatives to end veteran homelessness. DeKalb was one of a small number of Counties recently recognized by the Secretary of HUD for achieving “Functional Zero” in the Continuum of Care by ending homelessness for DeKalb County veterans. Along with the continued collaboration to maintain the Functional Zero status the County will collaborate with agencies to recommend and support initiatives around housing and homelessness sponsored by the CoC.

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As the CoC Collaborative Applicant, DeKalb County provides close coordination with the Continuum of Care to address the needs of homeless persons. Prior to allocating funding and developing performance standards, DeKalb County staff collaborates with the CoC to ensure that performance standards and policies are aligned with the CoC goals and performance standards. All agencies within the CoC use a common HMIS system. Additionally, DeKalb County collaborates with the U.S. Department of Veteran Affairs, USICH, HUD, DeKalb Housing Authority, Decatur Housing Authority, United Way of Metropolitan Atlanta, and local agencies to ensure that no veteran is homeless. The County also collaborates with the local Continuum of Care and mainstream providers to manage a coordinated intake and assessment system.

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

DeKalb County collaborates with the CoC in establishing local priorities and performance objectives. ESG funding is allocated based on the priorities established by the CoC that correspond with County needs. The CoC governance structure includes several committees including Data and Research that is responsible for establishing system-wide and project level performance targets appropriate for program type and population. Agencies receiving ESG funding are required to adhere to CoC Coordinated entry policies and procedures.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DeKalb County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The DeKalb County Housing Authority was consulted in the development of this plan for the discussion of gap analysis and required services for at-risk and homeless populations. The anticipated outcomes include the identification of housing gaps for homeless families and for veterans because the DeKalb Housing Authority is the largest distributor of VASH vouchers in the Metro Atlanta region. The outcome includes a project which includes the using the CoC Coordinated Entry system to identify families that were good candidates for Public Housing and the Housing Authority committed to reserve one unit per month for thee qualified homeless family.
2	Agency/Group/Organization	DeKalb County Board of Health
	Agency/Group/Organization Type	Health Agency Board of Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Board of Health is active with the DeKalb County Continuum of Care and provides input and representation in CoC Committees and meetings. The agency is an active participant in the DeKalb Homeless collaborative meetings and provides requested input on Homeless Priorities for DeKalb County. The ongoing collaboration between the Community Development Department and the Board of Health is important to the success of the outcomes of the County's Long Term Goals and Objectives related to housing, homelessness and sustainable healthy communities.
3	Agency/Group/Organization	DeKalb County DFACS
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The DeKalb County Department of Family and Children Services serves as an active member of the DeKalb CoC. The agency was consulted for the discussion of gaps analysis and required services for at-risk and homeless families with children, children aging out of Foster Care and families with children that have special needs. Gaps and resources for improved services coordination were identified and opportunities for collaboration on streamlining services for at-risk and homeless families were identified.

4	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Veterans Administration
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted for the discussion of gap analysis and required services for the at-risk and homeless Veteran populations. As an outcome the DeKalb CoC in coordination with the Veterans Administration assisted the County in receiving "Functional Zero" designation for having eliminated Veteran homelessness in DeKalb County. The VA also works the CoC in developing a coordinated intake and assessment system to streamline and expedite the entry of Homeless Veterans and their families into the homeless service system.
5	Agency/Group/Organization	DEKALB COUNTY BOARD OF EDUCATION
	Agency/Group/Organization Type	Board of Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

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

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

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

The County consults with all mainstream agencies and organizations that provide services to the homeless and at-risk populations.

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 Community Development	The Community Development Department is the lead for the DeKalb CoC therefore, the County ensures that goals of the County Strategic Plan are evenly aligned with the goals of the CoC plan and each plan compliments the other.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The DeKalb County Community Development Department collaborates with housing organizations, social service agencies, mainstream providers, and other entities on a variety of issues surrounding homeless households, children and youth, the elderly, and individuals with disabilities. The County also participates in State efforts and meetings related to the Homeless Management Information System (HMIS). The County supports the HMIS Initiative and, through an HMIS grant, provides the funding to allow agencies in the County to access HMIS.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

DeKalb County follows the process for citizen participation that is outlined in the County's Amended Plan for Citizen Participation and Consultation. The Citizen Participation Plan is designed to assure citizen involvement in the Consolidated Plan Submission for Community Planning and Development Programs including the CDBG, ESG and HOME programs.

DeKalb County complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in the federal regulation 24CFR91.105. The citizen's participation plan process for the development of the proposed 2014-2018 Consolidated Plan, including the 2017 Annual Action Plan is summarized below.

On October 18, 2016 a public meeting was held at the Maloof Auditorium. The purpose of the meeting was to solicit input from the public on community needs and priorities. General information concerning the 2014-2018 Consolidated Plan; the 2017 Annual Action Plan was discussed as well as the application submission process of potential sub-grantees.

On January 19, 2017, the proposed 2017 budget and Annual Action Plan outlining the County's priority undertakings was presented to citizens during our second public hearing which was held at the Maloof Auditorium in Decatur.

The Community Development Advisory Council (CDAC) met 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 the Consolidated Plan, including the Annual Action Plan.

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	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>On September 29, 2016 and January 19, 2017 public hearings were held at the Maloof Auditorium for the purpose of soliciting input from the public regarding community needs and priorities; and soliciting feedback on the proposed Annual Action projects.</p>	<p>Summary of the Public comments are in the attachment.</p>	<p>DeKalb County accepts all Citizen Comments. Any request or comments received as part of the 2014-2018 Consolidated Plan, including the 2017 Annual Action Plan process that is not specifically addressed by the DeKalb County Community Development Department will be forwarded to the appropriate County Department.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

All 2017 funding allocations will be used in a manner which support the three (3) major goals of 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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	4,746,548	301,438	0	5,047,986	5,047,986	CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, Public Facilities, Loan-Bond repayment, and Public Services in accordance with the 2017 Annual Action Plan goals and objectives.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,633,075	1,944,591	0	3,577,666	3,577,666	HOME funds will be used for Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily Rental New Construction or Rehabilitation, Construction for ownership, TBRA and housing initiatives to leverage NSP funds in accordance with the 2017 Annual Action Plan goals and objectives.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	426,683	0	0	426,683	426,683	ESG funds will be used to carry out activities related to Rapid Re-Housing, Street Outreach, Emergency Shelter Operations & Services, Homelessness Prevention and HMIS in accordance with the 2017 Annual Action Plan goals and objectives.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

DeKalb County will leverage funds used for the purpose of construction, infrastructure, and improvement projects through the use of additional private, state and local funds, where applicable. The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. These are anticipated to be satisfied with a mix of match carryover from prior years as well as other eligible sources. The 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. CDBG funds may be used to provide match, where appropriate for CoC grants.

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. In order to meet the needs identified in the 2017 Action Plan the County will use public land when possible. However, if CDBG funds are used to acquire private land for public purpose, we will follow CDBG acquisition requirements and procedures to obtain fair market value purchase. In 2017, CDBG funds will be used for the replacement of Fire Station Number 7, Tobie Grant Recreation Center renovation, and the Bruce Street Senior Center Replacement. Additionally, 2017 CDBG funding will be used to repay the Section 108 Loan which has allowed for the construction of the South DeKalb Senior Center and the Central DeKalb Community/Senior Center, which were also constructed on County owned land.

Discussion

All projects using CDBG, HOME, and ESG funding will be eligible activities and meet all necessary National Objectives.

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	Suitable Living Environment- Goal #1 Facility	2014	2018	Non-Housing Community Development	Candler/McAfee Area Scottsdale Area Urban County - Municipalities	Sidewalk, Community Center, and Public Facility	CDBG: \$1,660,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	Suitable Living Environment Goal #2 Infrastructure	2014	2018	Non-Housing Community Development	Memorial Drive (Clarkston and Stone Mountain) Urban County - Municipalities	Sidewalk, Community Center, and Public Facility	CDBG: \$170,000	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
3	SLE-Goal #4 Neighborhood Stabilization	2014	2018	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Candler/McAfee Area Countywide	Housing-Rehabilitation of Single Family Unit Admin SLE- Capacity Building/Training	CDBG: \$50,000 HOME: \$245,266	Homeowner Housing Added: 5 Household Housing Unit Other: 4000 Other
4	SLE Goal #5 Support Svcs/Seniors, Refugees, Other	2014	2018	Non-Housing Community Development	Countywide	Support Svcs/Seniors, Refugees, and Others	CDBG: \$46,000	Public service activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted
5	SLE-Goal #6-Foreclosure Prevention and Education	2014	2018	Non-Housing Community Development	Countywide	Foreclosure Prevention-Education and Counseling Housing-Rehabilitation of Single Family Unit Admin	CDBG: \$123,605	Public service activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted
6	Suitable Living Environment-Goal #7 Youth	2014	2018	Non-Housing Community Development	Countywide	Recreational Based Youth Activities	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 330 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Suitable Living Environment Goal #8 Childcare	2014	2018	Non-Housing Community Development	Countywide	Quality Affordable Childcare	CDBG: \$46,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
8	Suitable Living Environment Goal #10 Demolition	2014	2018	Non-Housing Community Development	Countywide	SLE-Demolition of Dilapidated Structures	CDBG: \$100,000	Buildings Demolished: 10 Buildings
9	Expanded Economic Opportunities Goal #1 Jobs	2014	2018	Non-Housing Community Development	Countywide	EEO-Job Creation and Micro- Enterprise Assistance	CDBG: \$125,000	Jobs: 10
10	Expanded Economic Development Goal #2 Training	2014	2018	Non-Housing Community Development	Countywide	EEO-Job Creation and Micro- Enterprise Assistance	CDBG: \$75,000	Businesses assisted: 30 Businesses Assisted
11	Decent Housing Goal #1-Rental Housing	2014	2018	Affordable Housing	Countywide	Affordable Rental Housing Units	CDBG: \$30,000	Rental units rehabilitated: 144 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Decent Housing Goal#2 Homeownership/Rehabilitation	2014	2018	Affordable Housing Non-Homeless Special Needs	Countywide	Support Svcs/Seniors, Refugees, and Others Housing-Rehabilitation of Single Family Unit Admin	CDBG: \$220,000 HOME: \$82,422	Homeowner Housing Rehabilitated: 75 Household Housing Unit
13	Decent Housing Goal #5- Homelessness Prevention	2014	2018	Homeless	Countywide	Support Svcs/Seniors, Refugees, and Others Housing-Rehabilitation of Single Family Unit Admin	CDBG: \$251,525	Homelessness Prevention: 10000 Persons Assisted
14	Planning and Program Administration	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Administration of HUD Programs	CDBG: \$947,895	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Suitable Living Environment-Goal #1 Facility
	Goal Description	CDBG funding will be used to begin the construction for Fire Station #7; the Tobie Grant Recreation Center construction; begin the design and construction for the East DeKalb Senior Center Replacement; the City of Brookhaven ADA Park Improvements and the FODAC Facility Renovation Project.
2	Goal Name	Suitable Living Environment Goal #2 Infrastructure
	Goal Description	CDBG funding will be used to create a suitable living environment by completing the following infrastructure projects in 2017: the City of Clarkston Sidewalk Project.
3	Goal Name	SLE-Goal #4 Neighborhood Stabilization
	Goal Description	CDBG funds will be used to support the DeKalb Sustainable Neighborhood Initiative which is a community based initiative to improve the quality of life in DeKalb County neighborhoods. HOME CHDO funding will also be used to stabilize neighborhoods through activities that will involve the purchase of foreclosed homes to create affordable housing in DeKalb County neighborhoods.
4	Goal Name	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Goal Description	CDBG funds will be used to assist agencies that will provide a variety of services to the refugee population in DeKalb County.

5	Goal Name	SLE-Goal #6-Foreclosure Prevention and Education
	Goal Description	CDBG funding will be used to support three local non-profit agencies that will provide counseling and offer Home Buyer Education and Loss Prevention programs that will help homeowners avoid foreclosures.
6	Goal Name	Suitable Living Environment-Goal #7 Youth
	Goal Description	Funding will be used to support the Summer Recreational Voucher Program.
7	Goal Name	Suitable Living Environment Goal #8 Childcare
	Goal Description	Funding will be used to support quality affordable childcare in DeKalb County throughout Scottdale Child Development Center and the Sheltering Arms Center, Inc.
8	Goal Name	Suitable Living Environment Goal #10 Demolition
	Goal Description	Funding will be used for Housing Program Implementation and the demolition of eligible, single-family IN REM properties and for the potential demolition of the Brannon Hills condominium.
9	Goal Name	Expanded Economic Opportunities Goal #1 Jobs
	Goal Description	CDBG funds will be used to support a Small Business Revolving Loan Program where for every \$35,000 loan, 1 full time equivalent job must be created.
10	Goal Name	Expanded Economic Development Goal #2 Training
	Goal Description	CDBG funding will be provided to an entity to operate a small business micro-enterprise training program for DeKalb County citizens.

11	Goal Name	Decent Housing Goal #1-Rental Housing
	Goal Description	CDBG funds will be used to provide housing services under 570.202(b)(9) at Tuscany Village Apartments.
12	Goal Name	Decent Housing Goal#2 Homeownership/Rehabilitation
	Goal Description	CDBG and HOME funding will be used for the owner occupied Special Purpose Home Repair Program.
13	Goal Name	Decent Housing Goal #5-Homelessness Prevention
	Goal Description	CDBG and ESG funding will be used to provide support to a variety of non-profit agencies that will provide Homelessness Prevention Activities for DeKalb County Homeless and at-risk residents.
14	Goal Name	Planning and Program Administration
	Goal Description	Funds will be provided for program planning, implementation, management, monitoring and evaluation of the CDBG Program, ESG Program and other HUD-funded programs for DeKalb County.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed in the DeKalb County 2014-2018 Consolidated Plan, including the 2017 Annual Action Plan represents the activities selected to address the goals of Decent Affordable Housing, Suitable Living Environment, and Economic Opportunity for DeKalb County. The allocation of funding to the 2017 projects has been determined based on overall priority needs of the County and Community input.

Projects

#	Project Name
1	Fire Station #7 Design and Construction
2	Tobie Grant Recreation Center Construction
3	East DeKalb Senior Center Bruce Street Replacement
4	City of Brookhaven ADA Park Improvement /Housing Study
5	City of Clarkston Sidewalk Project
6	FODAC Facility Renovation Project
7	HUD Section 108 Loan Repayment
8	Urban League-DeKalb Small Business Micro-Enterprise Training Program
9	Africa's Children's Fund, Inc.
10	CoC Coordinated Entry Grant Match
11	Drug County/ Mental Health County Housing Program
12	Furniture Bank of Metro Atlanta, Inc.
13	Jerusalem House, Inc.
14	Latin American Association, Inc.
15	TBRA Case Management
16	New American Pathways
17	St. Jude's Recovery Center
18	Atlanta Legal Aid Society, Inc.
19	Center for Pan Asian Community Services, Inc.
20	Green Forest CDC, Inc.
21	Metro Fair Housing Services, Inc.
22	Implementation of DeKalb Sustainable Neighborhood Initiative -Individual Clusters
23	Our House, Inc.
24	Scottdale Early Learning, Inc.
25	ACE Revolving Loan Funds for Small Business
26	St. Jude's Recovery Center
27	Youth Vouchers Set-Aside/ Youth Programs

#	Project Name
28	Tuscany Village Housing Services
29	Special Purpose Housing Repair Program
30	Demolition Complaint In-Rem
31	Community Development Administration
32	HOME Program Administration (10% Set-Aside)
33	HOME CHDO Projects (15% Set-Aside)
34	HOME CHDO Operating (5% Set-Aside)
35	HOME-Eligible Projects
36	HOME Program Income

Table 7 - Project Information

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

The projects listed in the DeKalb County 2014-2018 Consolidated Plan, including the 2017 Annual Action Plan represents the activities selected to address the goals of Decent Affordable Housing, Suitable Living Environment, and Economic Opportunity for DeKalb County. The allocation of funding to the 2017 projects has been determined based on overall priority needs of the County and Community input.

AP-38 Project Summary
Project Summary Information

1	Project Name	Fire Station #7 Design and Construction
	Target Area	Candler/McAfee Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$650,000
	Description	CDBG funding will be used for the land acquisition, design and construction of Fire Station 7 to replace the old Fire Station 7. Due to its age, lack of maintenance and up keep the fire station is in disrepair and has exceeded its life span.
	Target Date	4/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	The Candler/McAfee Priority community will benefit from this new fire safety facility. Approximately 10,000 Low-Moderate-Income Families will benefit.
	Location Description	This project will take place at county owned property on Columbia Drive, Decatur 30030.
2	Planned Activities	The Planned activity includes the design and construction of a new fire station.
	Project Name	Tobie Grant Recreation Center Construction
	Target Area	Scottdale Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$500,000
	Description	CDBG funds will be used for the design and construction of the new Tobie Grant Intergeneration Recreational Facility. The facility will house a gym, library and rooms for center programing use. Tobie Grant is one of the oldest recreation centers in the County located in the shadow of Tobie Grant Manor Affordable Housing Development.
	Target Date	4/1/2018

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 low-to-moderate income families will benefit from the proposed activity.
	Location Description	This property is located in Scottdale adjacent to the Tobie Grant Manor Affordable Housing Development.
	Planned Activities	Planned activities include the design and construction of the Tobie Grant Intergenerational Recreation Center which will include a gym, library and programming rooms.
3	Project Name	East DeKalb Senior Center Bruce Street Replacement
	Target Area	Urban County - Municipalities
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$200,000
	Description	This project will replace the old Bruce Street Senior Center which is one of the oldest in the County. A comprehensive feasibility study for senior centers concluded that the center building has reached the end of its life cycle and is in desperate need of replacement.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	This center will benefit approximately 150 Seniors
	Location Description	The new center will be located on a portion of 29 acres of land located adjacent to the current site at 2484 Bruce Street in Lithonia.
	Planned Activities	The activity will consist of using CDBG funds to assist with the development of a new senior center to replace the current Bruce Street Senior Center in Lithonia.
4	Project Name	City of Brookhaven ADA Park Improvement /Housing Study
	Target Area	Urban County - Municipalities
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility

	Funding	CDBG: \$105,000
	Description	CDBG funds will be used by the City of Brookhaven to provide ADA improvements at the Lynwood Park Recreation Center which is one of the oldest facilities in the City. Funds will also be used to complete an affordable housing study to benefit the low-moderate income residents of the City.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 1500 citizens.
	Location Description	This project will take place at the Lynwood Park Community Center at 3360 Osborne Road in Brookhaven, GA.
	Planned Activities	To provide ADA improvement and complete an affordable housing study.
5	Project Name	City of Clarkston Sidewalk Project
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	Suitable Living Environment Goal #2 Infrastructure
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$120,000
	Description	CDBG funds will be used for the design and engineering for the Clarkston Sidewalk along Ponce de Leon Avenue and Church Street. This sidewalk will alleviate a safety hazard along the CSX railroad that has heavy pedestrian traffic.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 2500 persons in the Clarkston Community.
	Location Description	City of Clarkston, Ponce de Leon Avenue near Church Street.
	Planned Activities	To provide funding for the design and engineering of a sidewalk at Ponce de Leon Avenue near Church Street.
	Project Name	FODAC Facility Renovation Project

6	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$205,000
	Description	Funding will be used to assist the non-profit agency in building renovations that will make the facility more energy efficient which will allow the agency to use resources on program operation that will assist disabled individuals versus paying high utility bills.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	The activity will assist approximately 100 disabled adults and children.
	Location Description	The facility location is at 4900 Lewis Road, Stone Mountain GA
	Planned Activities	Funding will be used to assist the non-profit agency in building renovations that will make the facility more energy efficient which will allow the agency to use resources on program operation that will assist disabled individuals versus paying high utility bills.
7	Project Name	HUD Section 108 Loan Repayment
	Target Area	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area
	Goals Supported	Suitable Living Environment-Goal #1 Facility
	Needs Addressed	Sidewalk, Community Center, and Public Facility
	Funding	CDBG: \$774,000
	Description	The funding for the construction of the North DeKalb Senior Center, the South DeKalb Senior Center and the Central DeKalb Senior Center is an approved HUD Section 108 Loan Guarantee and available CDBG resources, including prior year funding. The remaining Section 108 principal loan amount is \$13 million with an amortization period of years at an estimated interest rate of 2%. The annual loan repayment amount will be approximately \$800,000.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	South, East and Central DeKalb County
	Planned Activities	The purpose of this project is to set up a line item from HUD Section 108 Loan repayment.
8	Project Name	Urban League-DeKalb Small Business Micro-Enterprise Training Program
	Target Area	Countywide
	Goals Supported	Expanded Economic Development Goal #2 Training
	Needs Addressed	EEO-Job Creation and Micro-Enterprise Assistance
	Funding	CDBG: \$90,000
	Description	These funds will be provide to the Urban League to operate a Small Business micro-enterprise training program for DeKalb County citizens. The program will proved services for small businesses micro-enterprise training and entrepreneur development.
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 persons will benefit from this program.
	Location Description	Countywide
9	Planned Activities	Micro-enterprise Training Program
	Project Name	Africa's Children's Fund, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$23,400

	Description	ACF will provide case management, including assessment and referral. to ensure that homeless and underserved households in DeKalb County receive the services required to become self-sufficient and avoid incidences of homelessness. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 120 individuals will benefit from this activity.
	Location Description	This activity is available to citizens Countywide.
	Planned Activities	The purpose of this activity is to provide for 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)).
10	Project Name	CoC Coordinated Entry Grant Match
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$25,400
	Description	The purpose of this activity is to provide intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless. This activity is a critical component of the DeKalb Continuum of Care Centralized Access Model. This project will meet the national objective of benefiting low and moderate income persons (LMC-570.208(a)(2)).
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 individuals will benefit from this program.
	Location Description	This program is available to citizens Countywide.

	Planned Activities	The planned activity includes intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless.
11	Project Name	Drug County/ Mental Health County Housing Program
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$68,700
	Description	The DeKalb County Drug County 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. The Mental Health Court is a 2 year supervised alternative treatment sentencing program for offenders with mental illness or co-occurring disorders. CDBG funds will be used to provide recovery scholarships for 27 drug court and 20 mental health court individuals at \$700 per month for 3 months. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 individuals will benefit from these combined programs.
	Location Description	The activity is available Countywide.
	Planned Activities	CDBG funds will be used to provide recovery scholarships for 27 drug court and 20 mental health court individuals at \$700 per month for 3 months.
12	Project Name	Furniture Bank of Metro Atlanta, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$15,353

	Description	This agency will provide household furniture to people in need within DeKalb County. The majority of the clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.280(a)(2)).
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 homeless families will benefit from this program.
	Location Description	This activity will provide household furniture to people in need within DeKalb County.
	Planned Activities	This agency will provide household furniture to people in need within DeKalb County.
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: \$30,400
	Description	The primary purpose of this project is to help persons with HIV/AIDS. This agency provides case management, (including assessment and referral to assist homeless and underserved households in DeKalb County) as well as housing and supportive services that enable those households to become self-sufficient and avoid incidents of homelessness. The service provides the opportunity for clients to live in a home-like atmosphere. The agency has a capacity for 23 persons. Services are available by referrals on a metro-wide basis. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	23 low-moderate income persons will benefit from this project.

	Location Description	These services are available to persons County-wide.
	Planned Activities	The primary purpose of this project is to help persons with HIV/AIDS. The service provides the opportunity for clients to live in a home-like atmosphere. The agency has a capacity for 23 persons.
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: \$23,400
	Description	The primary purpose of this project is to help the homeless. This agency provides services primarily to Hispanic residents who are homeless or at risk of being homeless. Services include housing referrals, employment assistance, and counseling. Services are provided through referrals from United Way agencies and walk-ins on a metro-wide basis. This project will meet the national objective of benefiting low-and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 individuals will benefit from this activity.
	Location Description	The project will be available to citizens Countywide.
	Planned Activities	The primary purpose of this project is to help the homeless. This agency provides services primarily to Hispanic residents who are homeless or at risk of being homeless.
15	Project Name	TBRA Case Management
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$25,400

	Description	CDBG funding will be used for Case Management services for the HOME Tenant Based Rental Assistance Program. The County will allocate HOME funding for TBRA and the CDBG funding will be used for the case management of the TBRA Program. The Community Development Director will have the authority to designate the agency to provide the case management services.
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will benefit from this program.
	Location Description	The program will be available to citizens Countywide.
	Planned Activities	CDBG funding will be used for Case Management services for the HOME Tenant Based Rental Assistance Program.
16	Project Name	New American Pathways
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others
	Funding	CDBG: \$23,000
	Description	This agency provides a variety of services to the refugee population of DeKalb County, particularly in the areas of women's support and employment, youth programs, family violence prevention, and education. CDBG funds will be used to support a program that will provide financial literacy education and follow-up counseling to refugee women. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570(a)(2)).
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 individuals will benefit from this activity.
	Location Description	Memorial Drive and Clarkston areas, primarily.

	Planned Activities	This agency provides a variety of services to the refugee population of DeKalb County, particularly in the areas of women's support and employment, youth programs, family violence prevention, and education.
17	Project Name	St. Jude's Recovery Center
	Target Area	Candler/McAfee Area
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$42,000
	Description	This agency will provide support services and case management to low-moderate income households that occupy the HOME funded multi-family housing development. These families may be formerly homeless, or have one or more member of the household with a disability or substance abuse issue. This issue will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will benefit from this activity.
	Location Description	Candler/McAfee Area.
18	Planned Activities	This agency will provide support services and case management to low-moderate income households that occupy the HOME funded multi-family housing development. These families may be formerly homeless, or have one or more member of the household with a disability or substance abuse issue.
	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: \$60,400

	Description	Atlanta Legal Aid Society, Inc. provides legal counsel to alleged victims of loan fraud, predatory lending and mortgage abuse. They provide homeowners education workshops and sessions to help prevent predatory lending and foreclosure issues for consumers, including the awareness of the various lending scams and actions they can take to protect their home. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 individuals will benefit from this project.
	Location Description	This project will impact citizens Countywide.
	Planned Activities	Atlanta Legal Aid Society, Inc. provides legal counsel to alleged victims of loan fraud, predatory lending and mortgage abuse.
19	Project Name	Center for Pan Asian Community Services, Inc.
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$23,400
	Description	The Center for Pan Asian Community Services, Inc. offers a Home Education and Loss Prevention program that will help homeowners avoid foreclosures by providing prevention counseling. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 individuals will benefit from this activity.
	Location Description	This activity is available to citizens Countywide.
	Planned Activities	The Center for Pan Asian Community Services, Inc. offers a Home Education and Loss Prevention program that will help homeowners avoid foreclosures by providing prevention counseling.

20	Project Name	Green Forest CDC, Inc.
	Target Area	Countywide
	Goals Supported	SLE-Goal #6-Foreclosure Prevention and Education
	Needs Addressed	Foreclosure Prevention-Education and Counseling
	Funding	CDBG: \$23,400
	Description	The Green Forest Home Ownership Made Easy (H.O.M.E.) program provides decent housing for low-to-moderate persons residing in DeKalb County. They will assist by implementing loss mitigation and financial literacy education programs and provide homebuyer and homeowner education.
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 persons will benefit from this activity.
	Location Description	This activity is available to citizens Countywide.
	Planned Activities	The Green Forest Home Ownership Made Easy (H.O.M.E.) program provides decent housing for low-to-moderate persons residing in DeKalb County.
21	Project Name	Metro Fair Housing Services, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 Support Svcs/Seniors, Refugees, Other
	Needs Addressed	Support Svcs/Seniors, Refugees, and Others
	Funding	CDBG: \$42,000
	Description	This agency provides fair housing services by helping all persons to understand their rights and responsibilities under Title VII of the Fair Housing Act which prohibits housing discrimination on the basis of race, color, national origin, sex, religion, familial and handicap status. They investigate tenant/landlord and fair housing complaints and provide fair housing education. This project will meet the national objective of benefiting low- and moderate-income persons (LMC-570.208(a)(2)).
	Target Date	7/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 cases are anticipated to be generated as a result of Metro Fair Housing Services Intake process.
	Location Description	These services are available to citizens Countywide.
	Planned Activities	This agency provides fair housing services by helping all persons to understand their rights and responsibilities under Title VII of the Fair Housing Act which prohibits housing discrimination on the basis of race, color, national origin, sex, religion, familial and handicap status
22	Project Name	Implementation of DeKalb Sustainable Neighborhood Initiative - Individual Clusters
	Target Area	Countywide
	Goals Supported	SLE-Goal #4 Neighborhood Stabilization
	Needs Addressed	SLE- Capacity Building/Training
	Funding	CDBG: \$50,000
	Description	The DeKalb Sustainable Neighborhood Initiative 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 DeKalb County Community Development Department 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 will provide technical assistance, training and capacity building.
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Based on census tract data, approximately 5,000 individuals will have access to the activities associated with these initiatives, This is an Area Benefit activity.
	Location Description	This activity will impact four identified neighborhood clusters that fall within the Buford Highway and Candler/McAfee areas.

	Planned Activities	The DeKalb Sustainable Neighborhood Initiative is a community based initiative to improve the quality of life in DeKalb County neighborhoods through the development of Quality of Life (QOL) plans. Activities will take place in each of the four neighborhoods clusters to assist in the implementation of the QOL plans. In 2017, additional funding has been made available to expand the initiative to include an additional community.
23	Project Name	Our House, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$75,400
	Description	This agency provides childcare and supportive services to homeless families to help expedite their transition from homelessness. The primary purpose of this project is to help the homeless. This project will meet the national objective of benefiting low- and moderate-income persons. (LMC-570.208(a)(2)).
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 individuals will benefit from this program.
	Location Description	This program is available to citizens Countywide.
	Planned Activities	This agency provides childcare and supportive services to homeless families to help expedite their transition from homelessness.
24	Project Name	Scottdale Early Learning, Inc.
	Target Area	Countywide
	Goals Supported	Suitable Living Environment Goal #8 Childcare
	Needs Addressed	Quality Affordable Childcare
	Funding	CDBG: \$23,400
	Description	Scottdale Early Learning 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.

	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 children from low-to moderate income families will benefit from this activity.
	Location Description	This program is available to citizens Countywide.
	Planned Activities	Scottdale Early Learning Center provides year-round day care center that will serve approximately 100 children ages six months to five years.
25	Project Name	ACE Revolving Loan Funds for Small Business
	Target Area	Countywide
	Goals Supported	Expanded Economic Opportunities Goal #1 Jobs
	Needs Addressed	EEO-Job Creation and Micro-Enterprise Assistance
	Funding	CDBG: \$125,000
	Description	The program will lend funds from \$15,000 to a maximum of \$35,000 to businesses in DeKalb County. Eligible use of the loan funds include but are not limited to equipment purchases, real estate acquisition, working capital for purchase of inventory, and direct expenses. For every \$25,000 loaned, the business will need to create one (1) full time equivalent job.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 20 families will benefit from the proposed activity.
	Location Description	The activity will take place County wide.
	Planned Activities	Revolving Loan Fund for Small Businesses.
26	Project Name	St. Jude's Recovery Center
	Target Area	Candler/McAfee Area
	Goals Supported	Decent Housing Goal #5-Homelessness Prevention
	Needs Addressed	Homelessness Prevention-Continuums of Care
	Funding	CDBG: \$42,400

	Description	This agency will provide case management and supportive services to families at the Candler Forest Apartments who have a household member with a disability (mental illness, drug and alcohol dependency or physical disability) and enable those households to maintain self-sufficiency and avoid incidents of homelessness.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will benefit from the proposed activity.
	Location Description	Candler Forest Apartments on Candler Road, Decatur, GA 30032
	Planned Activities	Homeless Prevention
27	Project Name	Youth Vouchers Set-Aside/ Youth Programs
	Target Area	Countywide
	Goals Supported	Suitable Living Environment-Goal #7 Youth
	Needs Addressed	Recreational Based Youth Activities
	Funding	CDBG: \$100,000
	Description	Funding will be provided for the opportunity for children from low-to-moderate income families to have meaningful summer experiences. These experiences shall be recreationally based, offer educational activities which build self-esteem, promote health and build capacity.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 youth would benefit from this proposed activity.
	Location Description	Countywide.
	Planned Activities	Funding will be provided for the opportunity for children from low-to-moderate income families to have meaningful summer experiences. These experiences shall be recreationally based, offer educational activities which build self-esteem, promote health and build capacity.
	Project Name	Tuscany Village Housing Services

28	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 a part of the tax credit application. It was 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 toward housing services) and HOME funds (with a one-time commitment of \$10,000) for unit development. CDBG funds will be used to provide housing services under 570.202(b)(9) at Tuscany Village Apartments. This project meets the National Objective of benefiting low- and moderate-income households (LMH-570.208(a)(3)).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	144 housing units are benefited by this activity.
	Location Description	The address of the project site is 600 Northern Avenue, Clarkston, GA 30021.
	Planned Activities	CDBG funds will be used to provide housing services under 570.202(b)(9) at Tuscany Village Apartments.
29	Project Name	Special Purpose Housing Repair Program
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	Housing-Rehabilitation of Single Family Unit Admin
	Funding	CDBG: \$204,000

	Description	Funding will be used for the owner occupied Special Purpose Home Repair Program. This program will provide assistance for seniors 62 years and over or legally disabled 21 years or over that own and occupy their home as their primary residence. The repairs include replacement of electrical, plumbing, heating and cooling systems and roofing. This project will meet the national objective of benefitting low- and moderate-income persons (LMC-570.208(a)(3)).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 23 household will benefit from the Special Purpose Housing Repair Program.
	Location Description	This activity is available Countywide.
	Planned Activities	The repair of eligible resident's homes include replacement of electrical, plumbing, heating and HVAC systems and roofing.
30	Project Name	Demolition Complaint In-Rem
	Target Area	Countywide
	Goals Supported	Suitable Living Environment Goal #10 Demolition
	Needs Addressed	SLE-Demolition of Dilapidated Structures
	Funding	CDBG: \$100,000
	Description	Funds will be used for Housing Program Implementation and the demolition of eligible, single-family, IN REM properties that are identified in 2016.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 23 houses will be demolished under this program.
	Location Description	This activity is available Countywide.
31	Project Name	Community Development Administration
	Target Area	Countywide

	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration of HUD Programs
	Funding	CDBG: \$947,895
	Description	Funding will be provided 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 identification purposes, they will be used for general Community Development Administration.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	Funding will be provided 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 identification purposes, they will be used for general Community Development Administration.
32	Project Name	HOME Program Administration (10% Set-Aside)
	Target Area	Countywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration of HUD Programs
	Funding	HOME: \$163,307
	Description	HUD automatically commits 10% from each HOME grant for administration of HOME-eligible activities. The anticipated HOME administration funds will be used for direct administration and implementation services provided by Community Development and Housing Authority staff for all HOME-funded affordable housing activities.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	The 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 (15% Set-Aside)
	Target Area	Countywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration of HUD Programs
	Funding	HOME: \$244,961
	Description	HUD regulations require a minimum, 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. DeKalb will set aside at least the amount of funding shown above.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	HOME funds will 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 (5% Set-Aside)
	Target Area	Countywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Administration of HUD Programs
	Funding	HOME: \$81,653

	Description	Funds will be made available to CHDO certified by the County to assist with their general administrative expenses as they seek to carry out affordable housing development activities under the HOME Program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	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 under the HOME Program.
35	Project Name	HOME-Eligible Projects
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	Homebuyer/Homeowner Assistance Affordable Rental Housing Units Homelessness Prevention-Continuums of Care Housing-Rehabilitation of Single Family Unit Admin Administration of HUD Programs
	Funding	HOME: \$1,143,154

	Description	<p>This activity is administered by DeKalb County in partnership with the DeKalb Housing Authority for the purpose of developing affordable housing alternatives for low-and moderate-income households. Affordable housing units will be developed and preserved with the use of HOME funds, prior year carryover HOME funds, and program income anticipated for receipt during the fiscal year. The primary program will be the owner-occupied Special Purpose Home Repair Program, for which CDBG funding will also be used. Other potential uses of these funds will include multi-family rehab and new construction, acquisition (including homebuyer assistance), single-family repair and new construction (for rental or ownership), tenant-based rental assistance (TBRA), or any other activity eligible under HOME regulations. Targeted populations TBRA Program is being undertaken to serve special needs participants in self-sufficiency programs to address their unmet housing needs due to a gap in benefits and services available to these individuals. These populations may include Drug Court participants, youth aging out of foster care and other special needs, youth,veterans, 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 may be used as transitional housing for up to two years for these populations. All HOME program income will be placed in the Local HOME Treasury Account and used for Tenant Based Rental Assistance, multi-family acquisition and rehabilitation, new construction and CHDO activity.</p>
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This program is available Countywide

	Planned Activities	<p>The Community Development Department will use its HUD HOME Investment Partnership Program Allocation and Program Income to provide assistance to projects:</p> <p>1. Loans to developers for the development of affordable housing; 2. Funding to organizations that satisfy the HUD Community Housing Development Organization (CHDO) requirements. Funding may be used for the development of single-family and/or multi-family affordable housing with DeKalb County. The County will allocate funds to CHDOs through a CHDO application process; 3. Funding to organizations for tenant-based rental assistance for special at-risk, homeless and/or special populations. Organizations may include, but are not limited to Housing Authorities, Chris 180, and Veterans Empowerment Organization.</p>
36	Project Name	HOME Program Income
	Target Area	Countywide
	Goals Supported	Decent Housing Goal#2 Homeownership/Rehabilitation
	Needs Addressed	<p>Homebuyer/Homeowner Assistance</p> <p>Affordable Rental Housing Units</p> <p>Homelessness Prevention-Continuums of Care</p> <p>Housing-Rehabilitation of Single Family Unit Admin</p>
	Funding	HOME: \$1,944,591
	Description	HOME funding will be used for single- family owner-occupied rehabilitation; single-family homeownership (down payment assistance); Acquisition and rehabilitation of homeowner property; tenant based rental assistance; Acquisition, rehabilitation or new construction of affordable rental housing; any other housing activities considered eligible under the HOME Program regulations.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This program is available Countywide.

	Planned Activities	<p>The Community Development Department will use its HUD HOME Investment Partnership Program Allocation and Program Income to provide assistance to projects including: Loans to developers for the development of affordable housing; funding to organizations that satisfy the HUD Community Housing Development Organization (CHDO) requirements. Funding may be used for the development of single-family and/or multi-family affordable housing within DeKalb County. The County will allocate funds to CHDOs through a CHDO application process; funding to organizations for tenant-based rental assistance for special needs, at-risk, homeless and/or special populations. Organizations to be funded may include, but are not limited to Housing Authorities, Chris180, and Veterans Empowerment Organization; and funding to assist in the development of transitional housing for at-risk, homeless, and/or special populations.</p>
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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 redevelopment efforts in our priority areas as outlined in our five year 2014-2018 Consolidated Plan. The areas are Candler/McAfee, Buford Highway, Scottdale and Municipalities located in DeKalb County. Projects may be funded base on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors. Emphasis on these areas for five years will allow the County to have a greater impact with its redevelopment efforts. However, this will not prevent the Community Development Department from funding and exploring other projects in other Targeted Areas.

The Targeted Areas are defined as census tracts that are made up of primarily low and moderate-income residents. Some programs are Countywide, such as the Special Purpose Housing 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 and collaboration 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 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 that 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 programs.

Geographic Distribution

Target Area	Percentage of Funds
Buford Highway Area (Chamblee and Doraville)	4
Memorial Drive (Clarkston and Stone Mountain)	6
Candler/McAfee Area	13
Scottdale Area	10
Countywide	58
Urban County - Municipalities	9

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

DeKalb County allocates and invests resources throughout the County; however we have identified priority communities to focus our investments over the next year. These communities are: Buford Highway (areas near and around Doraville), Memorial Drive (Clarkston and Stone Mountain area), the Candler/McAfee area, East Lake and Scottdale. The County using the most up to date census data during the development of the 2014-2018 Consolidated Plan, discovered that the majority of the low- and moderate income block groups are located within these areas. Therefore, these communities were selected as the priority communities and focus for where the County would invest and allocate resources over the 5 years of the Consolidated Plan.

Discussion

No additional discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will continue to work with developers and non-profit housing organizations to increase the numbers of affordable and workforce housing within the County. Affordability incentives or requiring a percentage of new homeownership units to be made affordable to income-eligible persons will be offered. Overlay zoning districts designed to enhance affordability may be created where appropriate and the concept is supported by community residents. The County will also collaborate with the Continuum of Care to ensure that homeless and at-risk households are appropriately housed and attain stability after housing occurs.

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

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	9
Total	59

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

In 2017, the County will allocate funds toward the production of 90 new units (Senior Residences at Mercy Park-\$250,000 from PI and Columbia at Avondale \$600,000 from PI). More than 100 units will be completed in 2018. These units are a result of 2016 commitments and the commitments to Columbia at Avondale and Senior Residences at Mercy Park. Through its collaborative meetings with housing officials, developers, and agencies, the County will continue to identify and develop mechanisms to eliminate existing and newly developing barriers to affordable housing. The County will continue to use its entitlement and stimulus funding to partner with for profit and nonprofit developers to generate standard affordable housing in mixed income communities. Additionally, the County has formed an affordable housing taskforce to study affordable housing needs and develop policies that facilitate those needs.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of DeKalb County (HADC) was established in December 1955 to operate a wide variety of programs that are designed to provide affordable housing solutions to DeKalb County residents, and to promote community and economic development. The HADC is a committed partner in the community's effort to revitalize neighborhoods and foster economic development, as well as to provide quality, affordable housing.

The HADC is one of the first housing authorities of its size to convert all of its housing stock by utilizing the U.S. Department of Housing and Urban Development's (HUD) newest authorized program, Rental Assistance Demonstration (RAD). RAD is a voluntary program created to address capital improvement, renovation cost and funding requirements for public housing authorities across the country. Through the utilization of RAD, the HADC has completed leasing for all RAD PBV units, including two (2) new properties; The Reserve, an 100-unit new construction Low Income Housing Tax Credit (LIHTC) Senior Community in Scottdale and Mills Creek Crossing, a 200-unit new construction Low Income Housing Tax Credit (LIHTC) and Mixed Income Family Community in Scottdale. In total, HADC has converted all 266 former Public Housing units into Project Based Vouchers.

The Housing Authority of the City of Decatur, Georgia (Decatur Housing Authority or DHA)

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. 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. Public Housing – 289 units, Section 8 Owned – 111 units, LIHTC-Only - 10 units
- 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. Section 8 HCV – 868 and 350 portable vouchers
- Workforce Housing – DHA, and its related non-profit, develops, owns and operates a number of apartments. In most cases, a percentage of units are reserved for low to moderate income residents while other units are available at market rate. Owned Workforce Housing – 74 units
- Homeownership – DHA has developed and rehabilitated numerous homeownership and condominium units since 2000. Ownership - 146 units

Lithonia Housing Authority (LHA) was established in 1950 under the 1930 United Housing Act. The LHA's portfolio consists of 75 units of Low Rent Public Housing; 196 Section 8 Housing Choice Voucher Program subsidized by the United States Department of HUD.

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

Housing Authority of DeKalb County

The Housing Authority of DeKalb County has converted all of its Public Housing units to RAD units.

Decatur Housing Authority

DHA has undertaken the revitalization of 312 of its assisted housing units (191 public housing and 112 Section 8 PBRA) in the past few years. These redevelopments have vastly improved the quality of assisted housing.

DHA has undertaken a customer satisfaction survey of residents in public housing and implemented improved operations.

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

Housing Authority of DeKalb County

HADC offers special programs in collaboration with our non-profit affiliate Resident Services Corporation (RSC), DeKalb County Community and Development Department, and other community agencies to enhance lives of our housing choice voucher families and impact homelessness in DeKalb County. Our Family Self-Sufficiency (FSS) Program is a voluntary program offered to current Housing Choice Voucher families. The program is designed to assist families in becoming independent of public assistance. FSS combines case management and the support of local programs and agencies in DeKalb County to assist the FSS families in attaining their goals. FSS families are assisted with education, career/vocational counseling, job search techniques, mental and physical health issues, money management, substance abuse, child care, transportation and other relevant needs.

The Homeownership Voucher Program offers a mortgage subsidy to low income households that currently receive Housing Choice Voucher (HCV) Rental Assistance. Mortgage assistance payments are paid directly to the lender or loan servicing company. Participants must be enrolled in the Family Self-Sufficiency Program, have an annual earned income of at least \$25,000, complete financial education and counseling, and be in good standing to be eligible for the program.

Decatur Housing Authority

Decatur Housing Authority will encourage residents through a series of efforts.

- Resident Associations – Residents are encouraged to become involved in the resident association for their community.
- Resident Advisory Board – Resident participate actively with DHA in the Resident Advisory Board review of the planned capital programs and revitalization efforts of the agency.
- Quarterly Management Meeting – The Property Management Director and the Executive Director meet with residents each quarter in a resident meeting to review the actions of the agency and to receive input from the residents.

In the recent revitalization of Trinity Walk I, II, and III, DHA successfully planned and implemented an inclusive and collaborative outreach and involvement approach with the affected residents, local government, private service providers, financing entities, and other members of the surrounding community using a variety of tools and strategies in order to assure a full and complete understanding of the planned Gateway Revitalization. Efforts included the DHA Resident Meetings, DHA Resident Advisory Board, community planning meetings, outreach meetings with area stakeholders, and briefings with the City of Decatur Senior Staff and the Decatur City Commission. Trinity Walk was a three-phase project spanning several years of planning, implementation, and development. As DHA approaches the revitalization of the Swanton Heights community, it will engage in a similar effort as the project moves forward.

Lithonia Housing Authority

The Lithonia Housing Authority does not have a homeownership program.

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

Decatur Housing Authority was determined by HUD to be a 2015 High Performer in the Section 8 Housing Choice Voucher Program with 96/100 in the SEMAP Scoring and a High Performer in the Public Housing Program with 96/100 in the PHAS Scoring. DHA was determined by HUD to be a 2016 High Performer in the Section 8 Housing Choice Voucher Program with a 100/100 SEMAP Score and a High Performer in the Public Housing Program with a 95/100 PHAS Score. The Lithonia Housing Authority is a designated High Performer PHA, which is a highest rating awarded by the US Department of HUD.

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

Introduction

DeKalb County will use funding provided through ESG, McKinney-Vento Homeless Assistance Grant, and CDBG grants to address homeless needs and homelessness prevention in 2017.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

number of, and access to, permanent affordable housing units for homeless women with children.

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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

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

Locally, the Continuity of Care Transition Planning Guidance is provided to all state mental health hospitals. The hospitals are asked to develop a Transition Plan for all individuals being discharged, which addresses housing, residential support, outpatient treatment, case management service, access to prescription medications, socialization and recreation, family support and education, rehabilitation, transitional employment, follow-up medical care and transportation. In addition, the hospitals provide Case Expeditors who work with consumers who have support needs that warrant additional resources. Hospital staff also conducts assessments with consumers in order to identify those individuals that are at risk of readmission, including whether or not they have been or will be homeless. The hospital staff, in partnership with community-based providers, identifies services that will address these needs and determine how services will be made available.

Additionally, the County collaborates with State and local authorities to ensure that individuals re-entering from prison or jail do not fall into homelessness. The County has established a Re-Entry and Recidivism Task Force to recommend and implement strategies to facilitate the re-entry of individuals who are returning to the community from prison or jail.

Discussion: N/A

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

Introduction:

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 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

The County has formed an Affordable Housing Taskforce to identify the need for affordable housing, determine the gaps, and recommend an affordable housing policy to facilitate filling the gaps. Multiple DeKalb County Departments and representatives from the Atlanta Regional Commission participate in the Task Force. The County has retained the services of Emory University to complete an affordable housing study in DeKalb.

County representatives participate in an Atlanta Regional Commission Affordable Housing Committee to investigate policies and methods of financing affordable housing. This committee meets quarterly and is composed of representatives from local jurisdictions, housing authorities, Atlanta Regional Commission and the State of Georgia.

Discussion:

There is no additional discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

To address the obstacles in meeting the underserved needs, the county plans to take the following actions:

- Continued funding for housing counseling, landlord-tenant and pre-and post-purchase counseling.
- Continued funding to Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.
- Continued efforts with the County's Workforce Development Department to provide job training and employment readiness education, including a new initiative focused on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, while encouraging those facing these occurrences to seek assistance.
- Collaboration with the Metro Atlanta Foreclosure Prevention Task Force and lenders to identify ways to reduce foreclosures and encourage the development of workout plans / modification and refinance plans.
- Conducting study of affordable housing in DeKalb County to identify gaps.
- Developing policies to facilitate the increase of affordable housing while ensuring that housing is in locations that will best serve the needs of low-income households.
- Continued housing programs targeted households with incomes at or below 50% AMI: Homeowner Repair, Down Payment Assistance, Emergency Solutions Grant Program.
- Supporting the development of rental housing affordable for at or below 50% AMI.
- Collaboration with and support agencies that provide supportive services aimed at the households at or below 50% AMI.
- Collaboration with the CoC to ensure that appropriate housing and services are available for the homeless and at-risk populations.
- Reviewing applications and provide letters of support for developers Low Income Housing Tax

Credits when appropriate.

Actions planned to foster and maintain affordable housing

To address these obstacles, the county plans to take the following actions in 2017:

- Continued funding for housing counseling, landlord-tenant and pre-and post-purchase counseling.
- Continued funding of Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, while encouraging those facing these occurrences to seek assistance.
- Continued housing programs to targeted this group: Owner-Occupied Rehab, Down Payment Assistance, Emergency Solutions Grant Program.
- Continue to work with Metro Fair Housing to investigate tenant/landlord and fair housing complaints and provide fair housing education.
- Supporting the development of rental housing affordable for citizens at or below 50% AMI.
- Supporting agencies that provide supportive services aimed at the citizens at or below 50% AMI

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 Beautification -Code Compliance and the DeKalb County Board of Health to identify cases of children with elevated blood lead levels. Based on the number of specific cases of children with elevated blood levels reported to the DeKalb County Board of Health In 2014, there does not appear to be a major problem with lead hazards in housing in DeKalb County. While not a major problem, units exist in DeKalb County where lead is present and steps to mitigate these lead hazards are required.

To address lead hazards in 2017, 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 2017, 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 Worksource DeKalb Department.

Additionally, DeKalb County government, the Worksource DeKalb 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, Partnership for Community Action, 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 Worksource DeKalb (DWC). This center combines major activities of partner agencies, basic and remedial education programs and allied education, training, housing and personal support programs.

The Worksource DeKalb 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.

Actions planned to develop institutional structure

The County uses 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. Also, collaboration helps to assess the strengths and gaps, while determining what measures are required to overcome these gaps within our institutional

structure. Moreover, helping to make recommendations for the appropriate HUD funding, thus ensuring that the appropriate implementation strategy is in place. Our partners helps to determine specific problem, monitor the appropriate regulatory compliances, and finally certifying consistency with the any housing-related activities receiving HUD funds. These efforts have resulted in the provision of many housing and non-housing improvements for the development of viable urban communities in DeKalb

County.

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

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

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

The County continues its collaboration with the Board of Health, Housing Authority of DeKalb County, DeKalb County Code Enforcement, DeKalb Police, DeKalb County District Attorney's Office, Emory University, Habitat for Humanity, and Georgia Sustainable Coalition Alliance to assist targeted neighborhoods in their revitalization efforts. This collaboration's central focus is the reduction of blight, improvement in the housing stock, a reduction in the number of vacant houses, the elimination of environmental hazards in the community, and the implementation of sustainable activities in various areas of DeKalb County.

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

Discussion:

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

The AI provides a listing of recommended steps to overcome perceived impediments (*page 84-85 of the DeKalb County 2009 Analysis of Impediments "See Appendix 'Recommendations'"*) to fair Housing choice. The County completed the 2014 -2018 Consolidated Plan and will begin the process of completing a new Analysis of Impediments during the 2017 year. The County has been made aware of HUD's Final ruling to replace the A.I with the newly required Assessment of Fair Housing (AFH).

DeKalb County's AFH: is due as a part of the 2019-2023 Consolidated Plan; therefore the we will begin the process of procuring services to complete the AFH at a minimum of one year prior to the due date.

Program Specific Requirements

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

Introduction:

The following describes the priorities and specific objectives DeKalb County hopes to achieve for the period covered by the 2017 Action Plan for 24 CFR 91.220 and the applicable sub-categories.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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.	0.00%

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

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

The County will not use forms of investment 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)

- 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. Clients who are not DV or veterans are referred to the appropriate lead agency for full assessment. After assessment the client is prioritized (according to need) and referred to the appropriate agency for assistance according to priority. A wait list is maintained for clients who cannot be served immediately. Wait listed clients are served according to priority.

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

- Client Phone Authorization is available, allowing information to be put in Pathways and client information to be viewed.
- All clients will receive a pre-screen
- Domestic Violence (DV) clients will immediately be referred to a DV agency
- If client is a Veteran, they are referred to the Veterans Administrations Community Resource and Referral Center

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

ESG Sub-Grantee awards are made through an application process that is open to the community and non-profit agencies, which may be faith-based. All applications receive a two-part compliance and qualitative application review and are rated on a 100 point scale. Application review is based on an assessment of the agency application in six categories: (1) Project Design, (2) Previous Experience Providing ESGP Service Activities), (3) Collaboration, (4) Organizational Management and Administrative Capacity and (5) Consistency with HUD Objectives and Outcomes as outlined in the ESG Final Rule (24 CFR 91.220) and the 2014-2018 Consolidated Plan. The performance of current sub-grantees is also reviewed during the selection process. Review includes current contract performance, grant utilization, contract compliance and HMIS data quality.

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

DeKalb County Community Development Department Citizen Participation Plan includes consultation with homeless or formerly homeless individuals in consideration and making policies and decisions regarding any ESG-funded facilities, services, or other assistance as specified in 24 CFR 576.405 (a).

5. Describe performance standards for evaluating ESG.

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

Housing Trust Fund (HTF) Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

N/A- DeKalb County does not administer Housing Trust Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.
- j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.
- 2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?
- 3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing

owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion:

No additional discussion.