

DEKALB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Technical Assistance Workshop For 2018 Funding Wesley Chapel Library

2861 Wesley Chapel Road

Decatur, GA 30034

10:30 a.m. – 12:30



DeKalb County
GEORGIA

TECHNICAL ASSISTANCE WORKSHOP FOR 2018 FUNDING

Welcome/Introduction/Purpose

Braunwin Camp

III. CD Mission & HUD Programs Overview
CDBG National Objectives/Eligible Activities

Byron Campbell

IV. Review of Year 2018 Application Process
Overview of Application, Guidelines (CDBG),
& Performance Measurements

LaQuanta Pressley

V. Emergency Solutions Grant Program (ESG)
VI. Overview of 2018 Application & Guidelines

Tommy Phillips

V. HOME Program Overview

Mary Faulkner

Questions and Answers/Closing Remarks

Braunwin Camp

Technical Assistance Workshop

Purpose

- To provide technical assistance in developing funding requests for CDBG, HOME and ESG funds
 1. Citizens
 2. Non-profit agencies
 3. Public agencies
 4. Interested parties
- Task objectives
 1. Understanding program requirements
 2. Determination of eligible/ineligible activities
 3. Suggestions on structuring new programs
 4. Assistance with completing the 2018 grant request application

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Mission Statement for DeKalb County Community Development Department

- ▶ Develop viable urban communities that principally benefit low-to-moderate income persons.
- ▶ Work collaboratively with non-profit agencies, governmental entities at all levels, the business community, the faith-based community, residents and schools.

ENTITLEMENT GRANTS FOR 2017



- ✓ Community Development Block Grant (CDBG) **\$5** Million
- ✓ The Home Investment Partnership Program (HOME) **\$3.5** Million
- ✓ Emergency Solutions Grants Program (ESG) **\$426 K**



Collaborative Efforts ...

DeKalb CoC (Collaborative Applicant) **\$5** Million in Homeless Assistance Grant Funds



Community Development Department

The primary purpose is to develop viable urban communities that principally benefit low to-moderate income persons.

The federal statutes for the programs set forth three basic goals

- To provide decent affordable housing
- To provide a suitable living environment
- To expand economic opportunities



2017 HUD INCOME LIMITS

Atlanta Area Median Family Income (MFI) is \$69,700

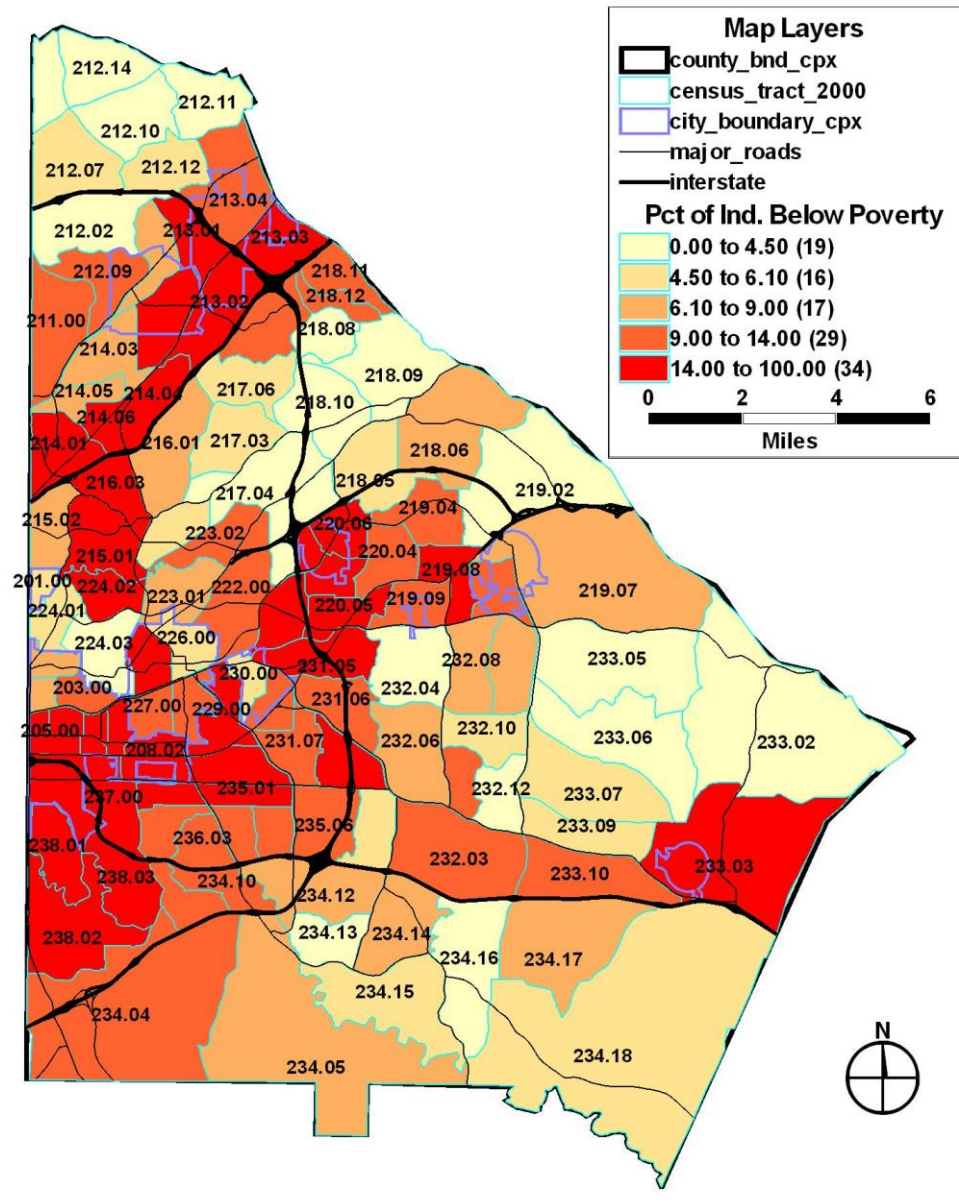
Family Size	Extremely Low-Income (30% of Median)	Very Low-Income (50% of Median)	Low (60% of Median)	Low- to Moderate- Income (80% of Median)
1 Person	\$14,650	\$24,400	\$29,280	\$39,050
2 Persons	\$16,750	\$27,900	\$33,480	\$44,600
3 Persons	\$20,420	\$31,400	\$37,680	\$50,200
4 Persons	\$24,600	\$34,850	\$41,820	\$55,750
5 Persons	\$28,780	\$37,650	\$45,540	\$60,250
6 Persons	\$32,960	\$40,450	\$48,540	\$64,700
7 Persons	\$37,140	\$43,250	\$51,900	\$69,150
8 Persons	\$41,320	\$46,050	\$55,260	\$73,600

(Effective June 15, 2017)

NOTE: The Income Limits change on an annual basis. HUD provides annual updates .

***The Poverty Data is Provided by HHS and is not based on a percentage of Family Median Income.**

DEKALB COUNTY POVERTY DATA



Community Block Grant (Development CDBG)

- Neighborhood Infrastructure Improvements
- Public Facilities, Park Improvements, Senior Centers
- Economic Development, Commercial Revitalization
- Housing Initiatives by Nonprofits
- Community Initiatives



Community Development Block Grant (CDBG)

- ▶ Housing Rehabilitation/Repair & Demolition Programs
- ▶ Home Ownership Assistance for First-Time Homebuyers
- ▶ Counseling/ Fair Housing/ Foreclosure Fraud Prevention



Before



After

PUBLIC SERVICES (15% CAP)

- ▶ Counseling
- ▶ Fair Housing
- ▶ Foreclosure Fraud Prevention
- ▶ The Homebuyer Education Program Seminars and individual counseling sessions
 - Metro Fair Housing Services, Inc.
 - Atlanta Legal Aid Society, Inc.
 - Center For Pan Asian Community Services, Inc.
 - Green Forest CDC, Inc.



Economic Development and Commercial Revitalization

- Public Infrastructure
- DeKalb Small Business Micro-Enterprise Program and Small Business Revolving Loan Fund (CDBG)
- Commercial Revitalization - Candler Road and Memorial Drive Corridors



Emergency Solutions Grant Program (ESG)

Funds can be used to provide services to the homeless in the following manner

- **Emergency Shelter**
 - Essential Services
 - Operational Costs
- **Homeless Prevention**
- **Rapid Re-Housing**



The Home Investment Partnership Program (HOME)

- ▶ Community Housing Development Organizations (CHDO's)
- ▶ Housing Assistance
- ▶ Down Payment Assistance
- ▶ Counseling
- ▶ TBRA



HUD National Objectives

A. CDBG funding is restricted to activities that meet one of three primary national objectives

1. ***To benefit low to-moderate income persons.***

Projects under this objective must either directly or primarily benefit low to-moderate income DeKalb County residents as defined by Section 8 Income Guidelines; *or* serve low-to-moderate income areas of the County.

2. ***To eliminate slum and blight*** by directly addressing slum and blight in individual facilities or to directly address blighted conditions.

3. ***To meet urgent needs*** (serious and immediate threat to the health and welfare of the community). This category is rarely used because CDBG funding cannot be made available quickly and serious health and safety concerns must be addressed promptly. Therefore, the County is not soliciting applications for this category.

Eligible CDBG Activities

What Activities Are Eligible for CDBG Funding?

- ▶ Acquisition of real property
- ▶ Disposition of real property acquired with CDBG funds
- ▶ Acquisition, construction, or renovation of public or private facilities, e.g. parks, sewers, neighborhood centers, and street improvements
- ▶ Demolition and clearance
- ▶ Public services, job training and placement activities
- ▶ Interim assistance (snow removal, special clean-up, etc.) in emergency conditions
- ▶ Completion of urban renewal activities (included in approved U.R. plans)
- ▶ Relocation payments and assistance

Eligible CDBG Activities Cont'd

Assistance with housing constructed or rehabilitated under the:
Housing Development Grant or Rental Rehabilitation Programs

- ▶ Rehabilitation of private or public residential units
- ▶ Funding labor and/or materials
- ▶ Refinancing existing debt in conjunction with rehabilitation
- ▶ Improving energy and water conservation
- ▶ Connecting housing units to water or sewer lines
- ▶ Providing support services such as counseling, work write-up, loan processing, and inspections

New construction of residential rental property for low-income households

- ▶ Assistance to micro-enterprises
- ▶ Code enforcement
- ▶ Preservation or restoration of historic properties
- ▶ Renovation of closed school buildings for eligible reuse

PRIORITIZED ...LONG TERM OBJECTIVE

THE THREE (3) HUD GOALS

GOAL I: To provide decent affordable housing for low to moderate-income persons residing in DeKalb County.

GOAL II: To provide a suitable living environment, public facilities, infrastructure, and expanded community services, principally benefiting low to-moderate income persons.

GOAL III: To expand economic opportunities, increase and retain new and existing jobs, and revitalize economically depressed area that principally serve low to moderate-income areas.

GOAL I: Provide affordable housing for low to-moderate income residents of DeKalb County

DECENT HOUSING OBJECTIVE

THIS OBJECTIVE PROVIDES:

- ▶ Affordable Permanent Housing
- ▶ Affordable Rental Housing
- ▶ Affordable Multi-family Housing
- ▶ Affordable Single family Housing
- ▶ Housing Rehabilitation
- ▶ Support to Non-Profit Housing Organization (CHDO)
- ▶ Housing Counseling and Foreclosure Prevention
- ▶ Down Payment Assistance
- ▶ Service to Homeless and at risk Population
- ▶ Transitional Housing

Goal II: Provide a suitable living environment, public facilities, infrastructure, and expanded community services, principally benefiting low to-moderate income persons.

SUITABLE LIVING ENVIRONMENT OBJECTIVE

THIS OBJECTIVE PROVIDES:

- ▶ Intergenerational Family and Community Facilities
- ▶ Public Works (Infrastructure Improvements)
- ▶ Public Safety Facilities
- ▶ Consumer Education and Awareness
- ▶ Summer Youth Programs
- ▶ Capacity Training for Non-Profits & Faith Based Organizations
- ▶ Pre and Post Purchase Homeowner Counseling
- ▶ Affordable Child Care
- ▶ Supportive Services to Senior Citizens and Immigrant Population
- ▶ Demolition and Rehabilitation of Blighted Property

GOAL III: To expand economic opportunities, increase and retain new and existing jobs, and revitalize economically depressed areas that principally serve low to-moderate income areas.

EXPANDED ECONOMIC OPPORTUNITIES OBJECTIVE

THIS OBJECTIVE PROVIDES:

- ▶ Development of Innovative Business Incentives
- ▶ Focus on the Implementation of LCI's
- ▶ The Creation of Economic Redevelopment Plans
- ▶ Job Training Skills Development and Job Creation
- ▶ Revolving Loan Funds

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Why Performance Measurements (PM)?

- ▶ **PM's are incorporated into the County's Consolidated and Annual Action Plans for CDBG, HOME and ESG funding to determine how well programs and activities are meeting established goals and objectives**
- ▶ **Will be used to demonstrate program results to HUD, Decision-makers & DeKalb County Residents**
- ▶ **Are required for Federal Programs**

3 Key Components

- **Goals**
- **Outcomes**
- **Output Indicators**

Application Review Criteria

- A. Project Description – Demonstrate Program Design and Uniqueness**
- B. Consistency with the Consolidated Plan**
 - Which **HUD Goal** best describes the project/activity
 - Which **DeKalb County Long-term Objective** best describes the project/activity
- C. Performance Measurements**
- D. Project Sustainability and Collaboration**
- E. Organizational Management/Administrative Capacity**
- F. Fiscal Management / Feasibility**
- G. Prior Agency Performance (Returning Agencies)**

Minimum Threshold Requirements

THRESHOLD REQUIREMENTS	DOCUMENTATION TO BE PROVIDED WITH APPLICATION
Agency must have had non-profit status for at least <u>two full years</u> or be a governmental entity serving DeKalb County residents. (excluding the City of Atlanta)	Copy of Non-profit designation from the IRS. Not applicable for Governmental Agencies.
Agency must be registered and licensed to do business in the State of Georgia at the time of application.	Certificate of Incorporation from the Secretary of State.
The Agency must have an annual independent audit. This audit must be no older than twelve months from your most recently completed fiscal year.	One Copy of your most recent independent annual audit, including management letter. (No older than twelve months from your most recently completed fiscal year) Not Applicable for Government Agencies.
Agency must provide two (2) most recently completed years of financial statements (income & expense statement, balance sheet and fiscal statement).	Two (2) most recently completed years of financial statements (income & expense statement, balance sheet and fiscal statement).
Agency must submit a copy of it's most Recent IRS Form 990	One copy of your <u>most</u> recent IRS Form 990.
Agency must demonstrate that it has an active, independent Board of Directors that meets at least 4 times per year.	Provide dated copies of the 4 most recent Board of Director's Meeting Minutes.

APPLICATION GUIDELINES - GENERAL INFORMATION

Submission Requirements:

One (1) Original Application with Required Exhibits
Two (2) Copies of the Application without Exhibits

Other Required Exhibits

- ▶ Mission Statement, Goals, and Objectives
- ▶ Overview and Brief History of the Organization
- ▶ Organizational Chart
- ▶ Current List of Board of Directors Membership
- ▶ Detailed Description of your Board's Role in Fundraising
- ▶ By-Laws (New Applicants and Current Grantees)
- ▶ Project Description
- ▶ Lease Agreement/Documentation of Facility Ownership
- ▶ Financial Procedures and Responsibilities
- ▶ Approved Budget (Current Year)

➤ **PLEASE DO NOT BIND THE APPLICATION**

➤ **PLEASE INSERT DIVIDER PAGES IN BETWEEN THE EXHIBITS INCLUDED WITH THE APPLICATION.**

➤ For CDBG technical assistance, please send your questions via e-mail to bkcampbell@dekalbcountyga.gov or call Byron Campbell at (404) 371-2727.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR FUNDING.

Key Dates

- ▶ March 15, 2018- Technical Assistance Workshop, 10:30 a.m. - 12:30 p.m. at the Wesley Chapel Library
- ▶ March 15, 2018 - Application materials are available on the DeKalb County Community Development Department website at www.dekalbcountyga.gov
- ▶ March 22, 2018- Public Hearing (Community Needs), Manuel Maloof Auditorium, 6:30 p.m.
- ▶ April 16, 2018- Application Due date. Please bring to the Community Development Department ***NO LATER THAN 1:00 P.M.***
- ▶ May 24, 2018- Public Hearing (Present Preliminary Budget), Manuel Maloof Auditorium, 6:30 p.m.

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Emergency Solutions Grant Program (ESG)

HEARTH ACT:

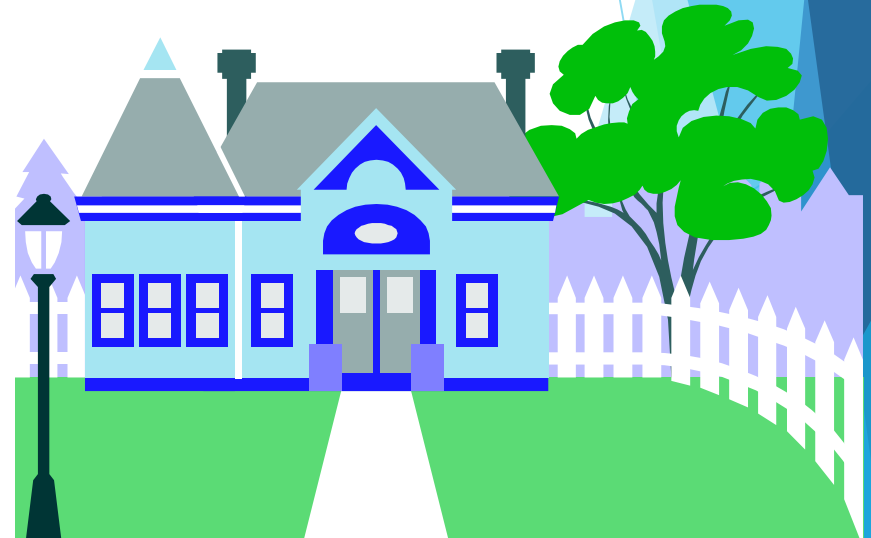
The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 changed the name, scope, and requirements of the Emergency Solutions Grant Program (ESG). The FY 2018 Application for ESG funding reflects these changes.



Emergency Solutions Grant Program (ESG)

Program Focus: Shelter vs. Solutions

The program focus is no longer on temporary shelter but on permanent long-term housing solutions.



Emergency Solutions Grant Program (ESG)

Funds DeKalb County Homeless Assistance

It provides funding for outreach and shelter, helps to prevent homelessness, rapidly re-houses homeless individuals and families, and helps to stabilize participants in permanent housing.



Emergency Solutions Grant Program (ESG)

Homelessness is Complex

Homelessness is not caused simply by a lack of shelter, but involves a variety of complex and interrelated problems which increase the risk and incidence of homelessness. It requires a coordinated, community based approach to help individuals obtain and retain housing.



Emergency Solutions Grant Program (ESG)

The **DeKalb Continuum of Care (CoC)** is the local planning body that coordinates housing, services and funding for homeless individuals and families in our community.

The DeKalb CoC is made up of a governing board, committees and members representing stakeholders including housing and homeless service providers, mainstream agencies, homeless individuals, and members of the faith and business community.



Emergency Solutions Grant Program (ESG)

CoC Participation

The HEARTH Act requires coordination between ESG and the CoC. ESG grantees are expected to actively participate in CoC activities such as the Point-in-Time Count (PIT), Coordinated Entry and the Coordinated Entry System (CES) and CoC Meetings and on committees.



Emergency Solutions Grant Program (ESG)

Coordinated Entry and the Coordinated Entry System (CES)

- ▶ All ESG Grantees are required to work with the CoC coordinated entry system to assist in the homeless services system, to standardize access to homeless services and to coordinating program referrals.



Emergency Solutions Grant Program (ESG)

Alignment with HUD Goals and Consolidated Plan

ESG applicants are strongly encouraged to become familiar with the Federal Strategic Plan to End Homelessness – “Opening Doors”. Make sure that the program services you are proposing are in line with HUDs goals and objectives as well as DeKalb’s Consolidated Plan for HUD programs.



Emergency Solutions Grant Program (ESG)

Homeless Management Information System (HMIS)

All ESG grantees, with noted exceptions are required to use HMIS. HMIS is the information system designated by the CoC to comply with HUDs data collection, management and reporting requirements. HMIS collects client-level data, data on the housing and services provided and outcomes.



Emergency Solutions Grant Program (ESG)

Must Meet Minimum Threshold Requirements

- Note additional requirements related to CoC participation and HMIS use.

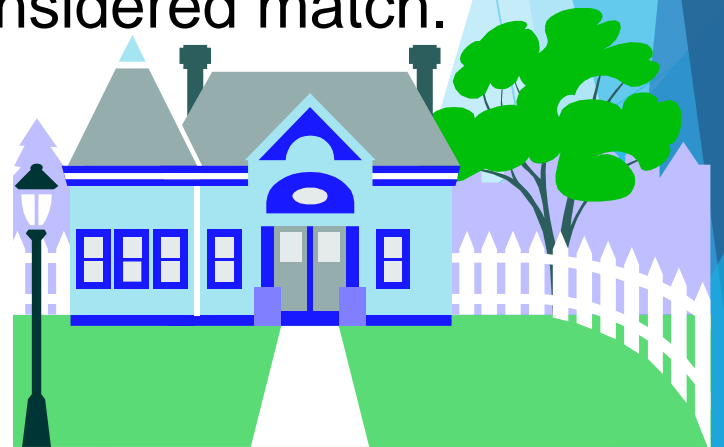


Emergency Solutions Grant Program (ESG)

2018 Match Requirements

All 2018 ESG grantees are required to provide a dollar for dollar match for ESG funds.

- Match may be from a federal, state, local or private source
- Cash or Non-Cash
- Program income must be considered match.



Emergency Solutions Grant Program (ESG)

Funds can be used to provide services to the homeless in the following categories

- **Outreach**
- **Shelter**
- **Homelessness Prevention**
- **Rapid Rehousing**
- **HMIS**
- **Program Administration**



Street Outreach - These activities are designed to meet the immediate needs of unsheltered homeless people by connecting them with emergency shelter, and/ or critical health services.

Eligible Activities	Serving Those Who are Homeless	Serving Those Who are At Risk of Homelessness	Additional Part (I-V) of Application to Complete
Engagement, case management, emergency housing, health and mental health services, transportation, and services to special populations	X		Part I

Emergency Shelter - These activities are designed to increase the quantity and quality of temporary shelters provided to homeless people, by paying for the operating costs of shelters and providing essential services.

Eligible Activities	Serving Those Who are Homeless	Serving Those Who are At Risk of Homelessness	Additional Part (I-V) of Application to Complete
<p>Shelter Operations - maintenance, rent, security, fuel, insurance, utilities, food, furnishings, equipment, supplies, hotel or motel vouchers, when no appropriate emergency shelter is available and</p> <p>Essential Services -case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills, mental health services, substance abuse treatment services, transportation, services for special populations;</p>	X		Part II

Homelessness Prevention - to prevent an individual or family from moving into an emergency shelter or living in a public or private place not meant for human habitation through housing relocation and stabilization services and short term rental assistance.

Eligible Activities	Serving Those Who are Homeless	Serving Those Who are At Risk of Homelessness	Additional Part (I-V) of Application to Complete
<p>Housing Relocation and Stabilization Services <u>Financial Assistance</u>: rent application fees, security deposit, last month's rent, utility deposit, utility payments; <u>Services</u>: housing search and placement, housing stability case management, mediation, legal services, credit repair.</p> <p>Short-term Rental Assistance short term rental assistance up to 3 months; one-time payment of rent in arrears.</p>		X	Part III

Rapid Re-Housing – These activities are designed to move homeless people quickly to permanent housing through housing relocation and stabilization services and short /medium term rental assistance.

Eligible Activities	Serving Those Who are Homeless	Serving Those Who are At Risk of Homelessness	Additional Part (I-V) of Application to Complete
<p>Housing Relocation and Stabilization Services <u>Financial Assistance</u>: rent application fees, security deposit, last month’s rent, utility deposit, utility payments;</p> <p><u>Services</u>: housing search and placement, housing stability case management, mediation, legal services, credit repair.</p> <p>Short-term Rental Assistance short term rental assistance up to 3 months; one-time payment of rent in arrears.</p>	X		Part IV

Homeless Management Information System

(HMIS) – these activities support the collection and analysis of data on individuals and families who are homeless and at risk of homelessness and the services provided to them.

Eligible Activities	Function	Additional Part (I-V) of Application to Complete
Hardware, equipment, and software costs; staffing; training and overhead	Data collection, not direct client service	Part V (HMIS provider only)

Emergency Solutions Grant Program

Three Part Application Review:

- ▶ **1st Round Compliance Review**
- ▶ **Qualitative Application Review – Read and Rated on a 100 point scale**
- ▶ **Current Contractor Review**

Emergency Solutions Grant Program (ESG)

- Read the Application and Guidelines
- **Due Monday, April 16, 2018 by 1:00 p.m.**
- **Submit applications on time with all required documentation.**
- **Questions? Ask**



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HOME Investment Partnership Program (HOME)

Created by the National Housing Act of 1990
to...

- ▶ Increase the supply of decent affordable housing for low-and very low income households;
- ▶ Expand the capacity of nonprofit housing providers;
- ▶ Strengthen the ability of state and local governments to provide housing; and
- ▶ Leverage private sector participation.

Home Investment Partnership Program (HOME)

DeKalb County HOME Activities

Homebuyer – finance the acquisition, and/or rehabilitation, or new construction of homes for homebuyers. Down Payment Assistance is a type of Homebuyer Activity.



Home Investment Partnership Program (HOME)

DeKalb County HOME Activities (Cont'd)

Acquire and/or rehabilitate or construct new rental housing. We provide loans to developers for affordable rental housing units. Loans are...

- ▶ A form of GAP Financing
- ▶ Underwritten
- ▶ Fully amortized
- ▶ Repayable.

HOME Investment Partnership Program (HOME)

DeKalb County HOME Activities (Cont'd)

Tenant Based Rental Assistance (TBRA) -
Financial Assistance for rent, security deposits,
and utility deposits may be provided to tenants.



HOME Investment Partnership Program (HOME)

HOME Program Partners

- ▶ **Local Governments and Consortia**
- ▶ **Subrecipients** - Public agency or non-profit organization selected to administer a portion of the HOME program.
- ▶ **Developers, Owners, Sponsors** - For-profit or non-profit entities that organize the housing deal, hold title to the property after development, or work with other organization to assist them to develop and own housing.
- ▶ **Community Development Housing Organizations (CHDO)**
-Private nonprofit organization that meets HUD prescribed qualifications. A minimum of 15% of the County's annual HOME allocation is committed to CHDOS

HOME Investment Partnership Program (HOME)

**Community Development Department is
accepting CHDO and HOME Loan Applications**



Contact

Rocky Wade (404-371-2498) or
Melvia Richards (404-371-2625)
for additional information.

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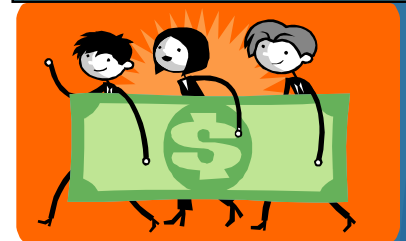
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Thank You !

Annual Action
Plan



TECHNICAL ASSISTANCE WORKSHOP

Planning for a Better DeKalb !!