



DEKALB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

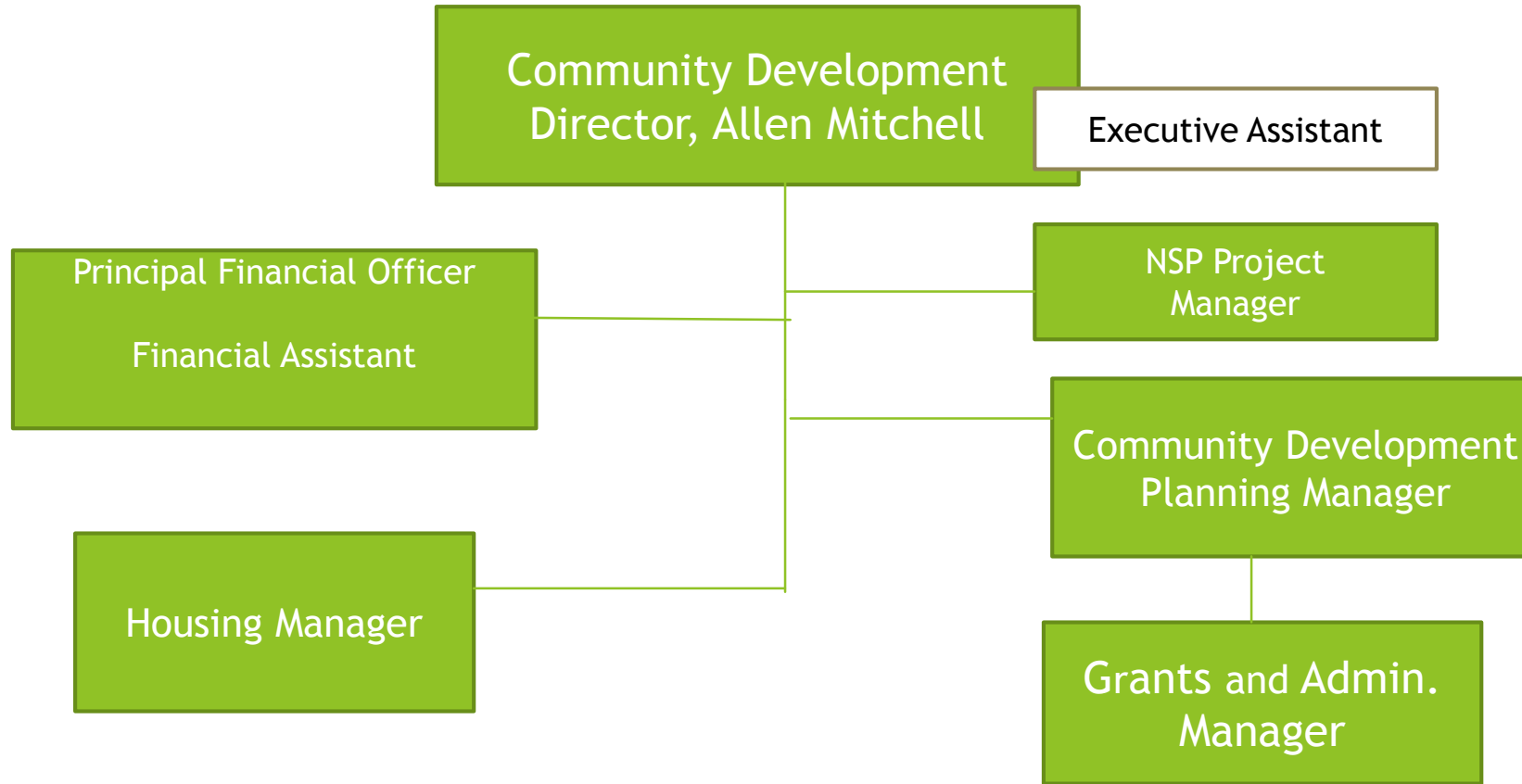
2018 Consolidated Annual Performance Report (CAPER)

DRAFT



Allen Mitchell, Community Development Director
7 March 2019

Community Development Organizational Chart





MISSION OF THE 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 to achieve the following goals:**
 1. **To provide decent affordable housing to low- to-moderate income persons residing in DeKalb County.**
 2. **To provide suitable living environment, public facilities, infrastructure and community services, principally benefiting low-to-moderate income persons.**
 3. **To expand economic opportunities, increase and retain jobs.**

The Department Meets the HUD Goals and Mission through the administration of the following Programs:

CDBG - Community Development Block Grant

HOME- Home Investment Partnership

ESG- Emergency Solutions Grant

NSP - Neighborhood Solutions Grant

CoC - DeKalb County Continuum of Care
(Collaborative Applicant)

Community Development HUD Allocations 2017-2018

YEAR	2017	2018	2018Actuals (Expenditures)
CDBG	\$4,746,548	\$5,249,506	\$4,049,516
HOME	\$1,633,075	\$2,293,057	\$2,535,799
ESG	\$426,683	\$427,296	\$403,253
Total Block Grant Funds	\$6,806,306	\$7,969,859	\$6,988,568
Continuum of Care (CoC)	\$5,002,841	\$5,144,877	\$343,459*

*This represents the allocation from HUD to DeKalb County, as the collaborative applicant

Community Development Block Grant (CDBG)

- Neighborhood Infrastructure Improvements
- Public Facilities, Park Improvements, Senior Centers
- Economic Development, Commercial Revitalization
- Housing Initiatives by Nonprofits
- Community Initiatives
- Housing Rehabilitation/Repair & Demolition Programs
- Counseling/ Fair Housing/ Foreclosure Fraud Prevention
- Youth Programs
- Homeless Assistance





North DeKalb Senior Center



Fire Station #3



South DeKalb Senior Center



Central DeKalb Senior Center

The Home Investment Partnership Program (HOME)

- ❖ The National Affordable Housing Act of 1990
- ❖ Provide decent affordable housing to low - income households
- ❖ Expand the capacity of non-profit housing providers



The Home Investment Partnership Program (HOME)



Avondale Senior Residence

Project Cost \$17.4 M

Senior Residences at Mercy Park Chamblee, GA

Project Cost \$15.6 M



Emergency Solutions Grant Program (ESG)

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

- **Outreach**
- **Emergency Shelter**
 - *Essential Services*
 - *Operational Costs*
- **Homeless Prevention**
 - *Financial Assistance*
 - *Service Costs*
- **Rapid Rehousing**
 - *Financial Assistance*
 - *Service Costs*
- **Administration**
- **HMIS**



COC - Continuum of Care NOFA Funds

DeKalb County Community Development Department is the collaborative applicant for the DeKalb Continuum of Care Program (CoC). The County submits a consolidated application in response to the HUD Notice of Funding Availability (NOFA) for the Continuum of Care Program (CoC) competition.

The NOFA awards generate approximately **\$5 million** annually for housing and homeless services in DeKalb County.



Non- Profits Supported by Community Development

CDBG		
Africa's Children's Fund	Continuum of Care (CoC)	DeKalb Drug Court/Mental Health Court
Furniture Bank of Atlanta	Jerusalem House, Inc.	Safe Haven Transitional
Latin American Association	Partnership for Community Action	New American Pathways
St. Jude's Recovery Center	Atlanta Legal Aid Society	Metro Fair Housing
DSNI	Our House, Inc	Scottdale Early Learning Center
ESG		
Breakthru House, Inc.	Decatur Cooperative Ministry	Rebecca's Tent
The Salvation Army Metro	HOPE Atlanta	Travelers Aid of Atlanta,
HOME (current and previous CHDO's)		
ANDP	Alliance for DeKalb County	Habitat for Humanity
NCARD	RRCC	Sum-Mech

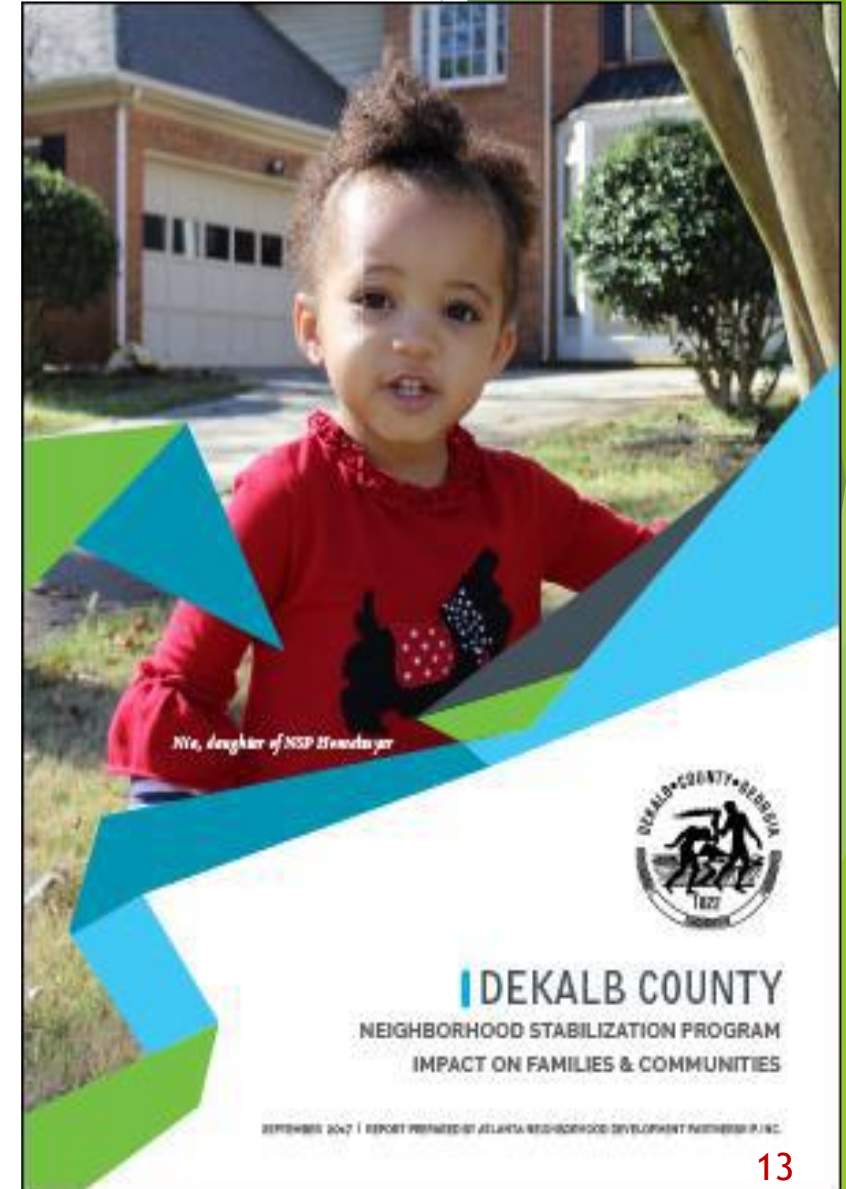
Neighborhood Stabilization Program

Through a HUD NSP 1 & 3 Grant awarded **\$23.7 million**, Community Development Department has:

- Rehabbed and sold **164 homes**.
- Provided **168 rental units** for low to moderate income families.
- Generated **\$625,000 in tax revenue** and created 114 jobs.
- Expended **\$28.3 million**.
- Received **\$8.6 million in Program Income**.

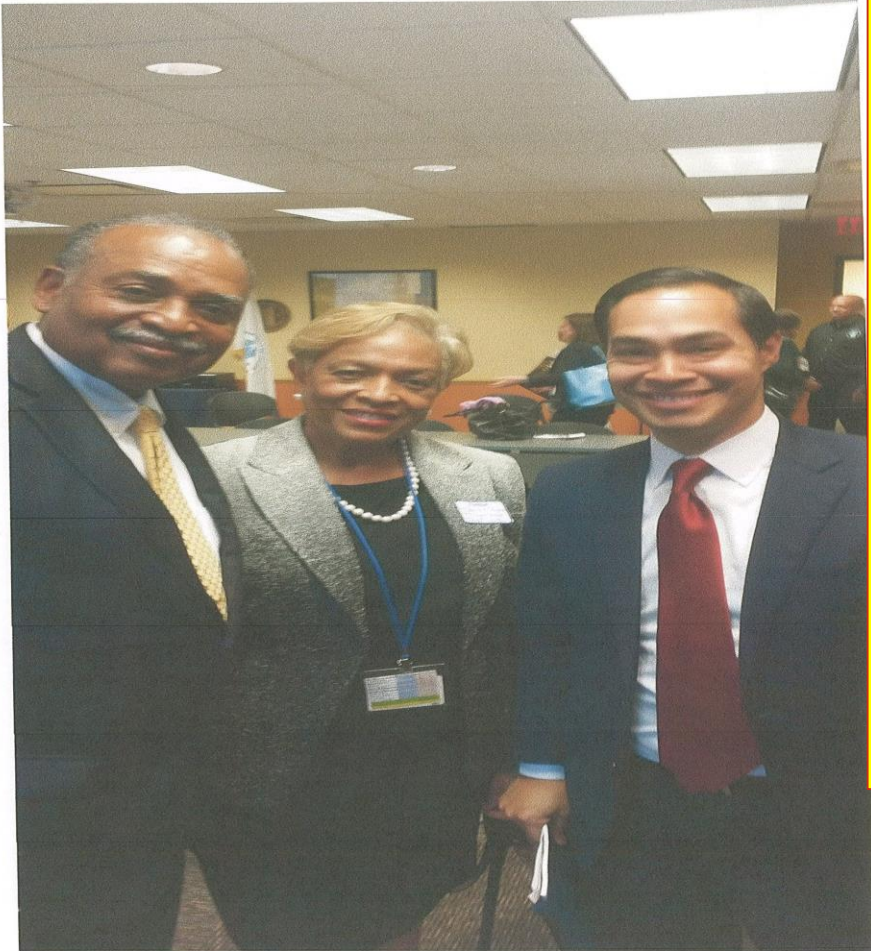
In June, the Community Development Department recommended Synergy Real Estate Developers LLC. as the lowest responsive and responsible bidder to execute the NSP scope of work to acquire, rehabilitate, and dispose of NSP properties, using a scattered site approach, not to exceed \$3,750,000 for NSP1 and \$250,000 for NSP3 totaling **\$4,000,000**.

Community Development Department - Allen Mitchell, Director



11/5/2015

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Secretary
of HUD :

1. Julian
Castro
2016

2. Dr. Ben
Carson
2018



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Community Development Department

2018 Accomplishments

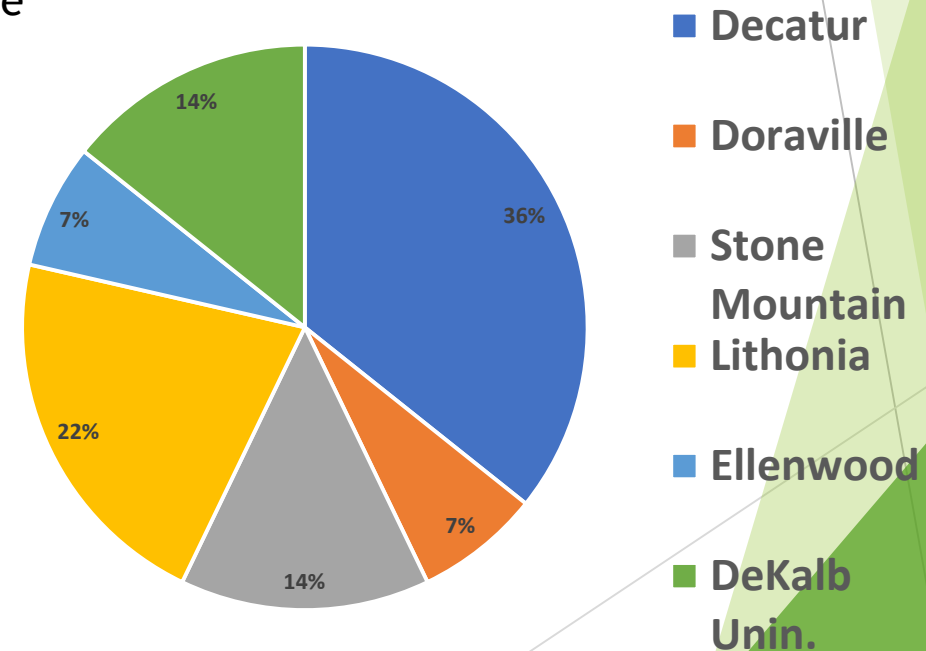
DeKalb County Small Business Loan Program

Program Overview

- ▶ The Small Business Loan Program provides loans to start and grow businesses in DeKalb County.
- ▶ ACCESS TO CAPITAL FOR ENTREPRENEURS (ACE) is our partner in servicing existing CDBG, HOME, and NSP loans.
- ▶ ACE loans are provided to members of underserved populations, predominately low-to-moderate income, African American, Hispanic, and women owned businesses. The 2018 default rate for ACE loans is only 1.73%.
- Community Development is responsible for approving all recommended loans by ACE. The Department is responsible for marketing the program in collaboration with partners including: Decide DeKalb, the Chamber Of Commerce, Small Business Development Center at UGA, local media, DCTV and community organizations.
- The Program was approved by the BOC on May 9, 2017 for \$700,000.



Businesses Locations

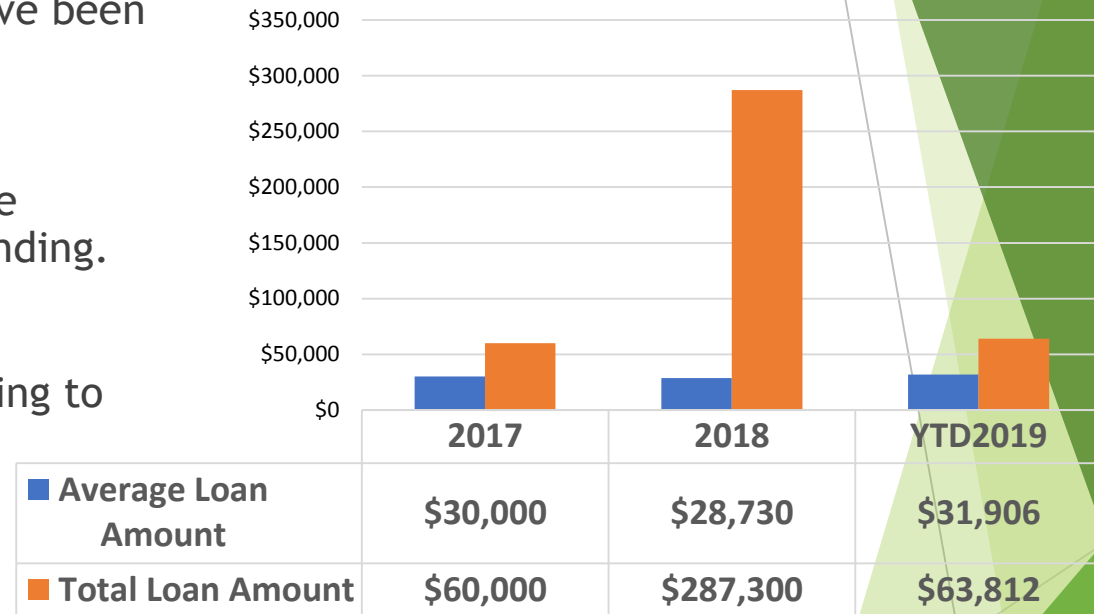


DeKalb County Small Business Loan Program

Program Outcomes

- ✓ A public benefit must be associated with each loan. At least one low -moderate income person must be hired or retained for the lending of \$25,000 of CDBG funds. jobs have been created as a result of the Business Loan Program.
- ✓ One (1) company has already paid off the loan. The remaining thirteen (13) companies are in good standing.
- ✓ The 2019 pipeline include five (5) businesses pending to complete the application process.

Small Business Loan Program Expenditure



Next Steps

- As a result of the program success, Community Development seeks to add an additional \$450,000 and extend the contract term date from August 26, 2019 to August 26, 2020.

DeKalb County Small Business Micro-Enterprise

Training Program Overview:

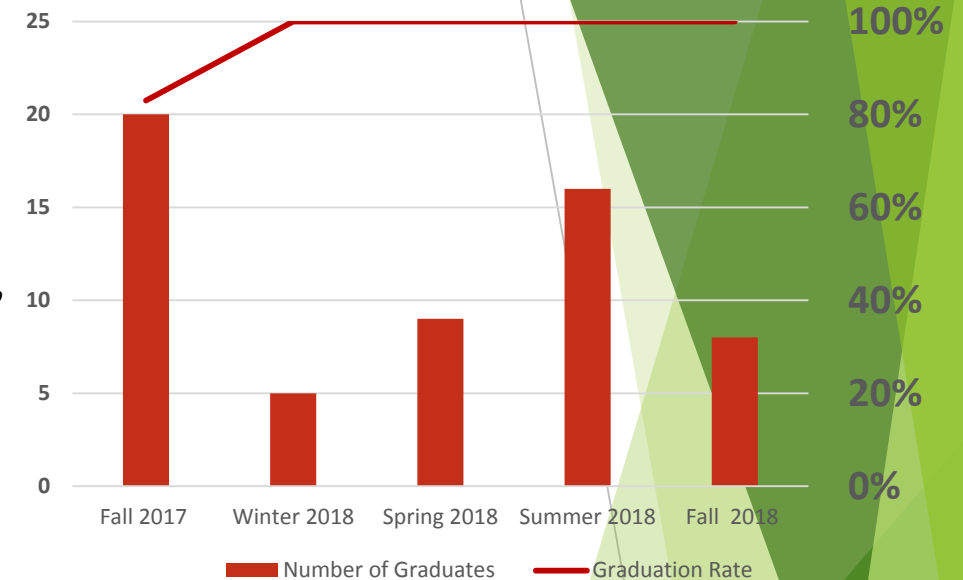
- The program goal is to strengthen and grow DeKalb County micro-enterprises with a focus on low to moderate income entrepreneurs.
- The program serves small businesses whose owners live in and/or the business is located in DeKalb County by providing access to training, coaching, and support services designed to foster business development, growth and expansion.
- The participants also have the opportunity to apply for microenterprise loan funds through the DeKalb Small Business Loan Program.

Our Partners :



- The DeKalb County Community Development Department in collaboration with The Entrepreneurship Center of the Urban League of Greater Atlanta and WorkSource DeKalb sponsors the DeKalb Small Business Micro-Enterprise Program.
- The Entrepreneurship Center is our partner in providing a collaborative platform for Micro-Enterprise Training in DeKalb.

Graduation Outcomes by Class Term



DeKalb County Small Business Micro-Enterprise Training Program

Outline and Outcomes

Program Outline

- The Program offers two course tracks which are customized according to the profile of the participants:
 - 1) The DeKalb Small Business Start-Up Course (Track I)**

The course is designed for entrepreneurs that want to start a new small business and for existing small business enterprises that have operated for less than two years. This is a 10 week training course.
 - 2) The DeKalb Small Business Growth Accelerator Course (Track II)**

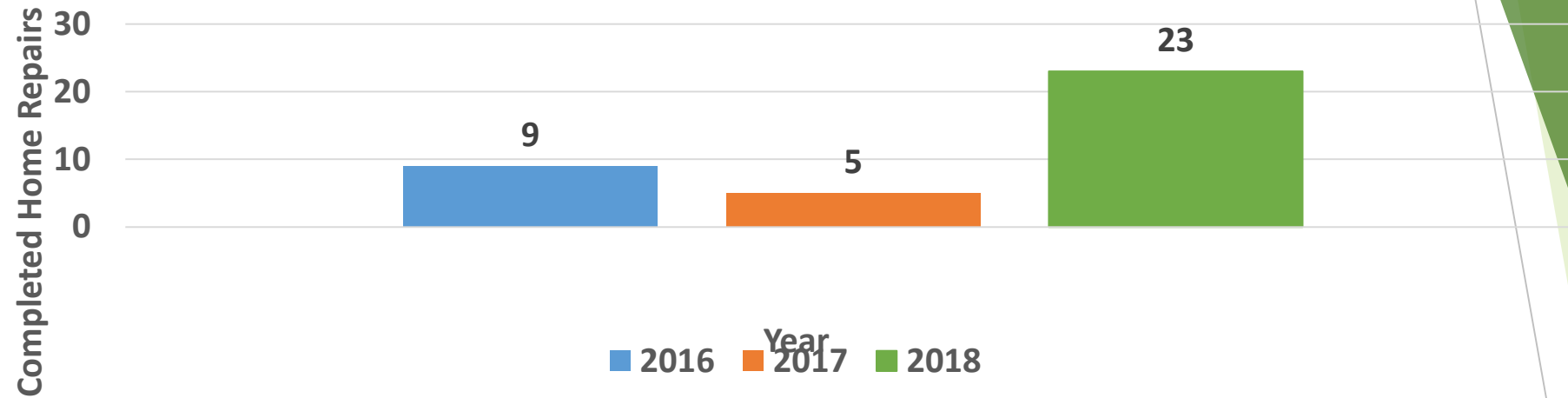
The course is designed for existing small businesses that have operated for two years or more that want to position their firm for growth and expansion. This is an 8 week training course.

Next Steps

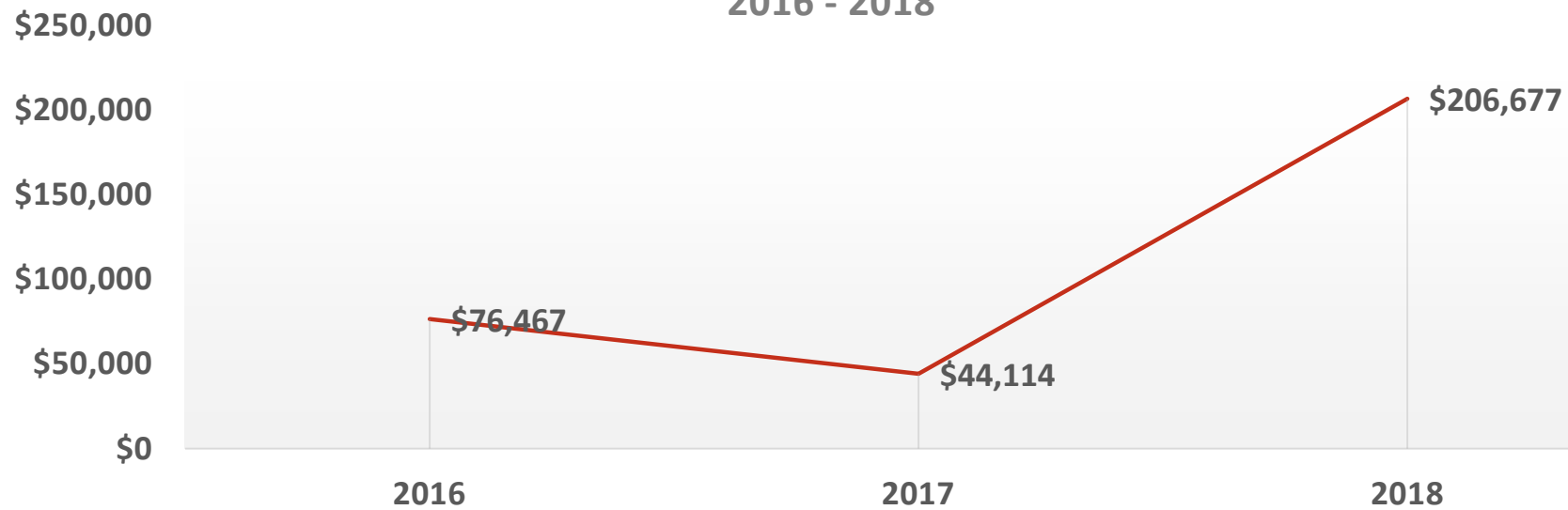
- Expand program via satellite locations in Chamblee and Doraville Areas .
- Explore partnerships with Center for Pan Asian Community Services (CPACS) and the Latin American Association – sponsor cohort within each community (Targeting 2nd quarter 2019).
- The DeKalb County Community Development Department is currently funding the program with \$75,000 in CDBG funding and there is a recommendation in the 2018 Annual Action Plan to fund the program with \$90,000.



Home Repairs Completed Between 2016 and 2018



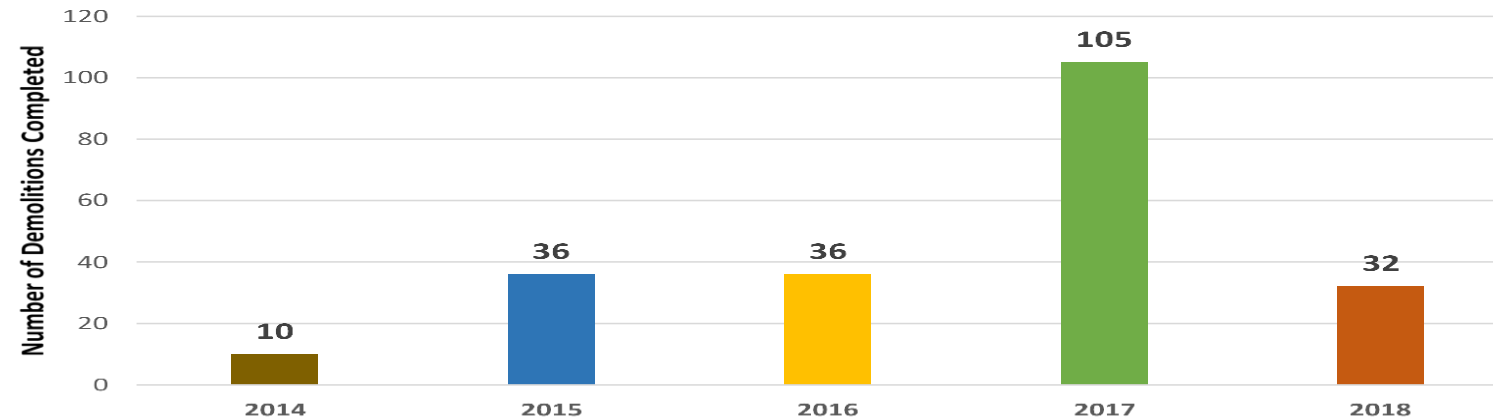
Special Purpose Housing Repair Program Expenditure 2016 - 2018



Blight Task Force – Demolitions 2014 – 2018

- The goal was to complete 40 demolitions (including owner and County executed demolitions) in 2018.
- In 2018, Task Force completed thirty-two (32) demolitions meeting over 78% of the goal.
- A robust pipeline of demolitions is in place for the 1st quarter of 2019.

Demolitions Completed between 2014 and 2018

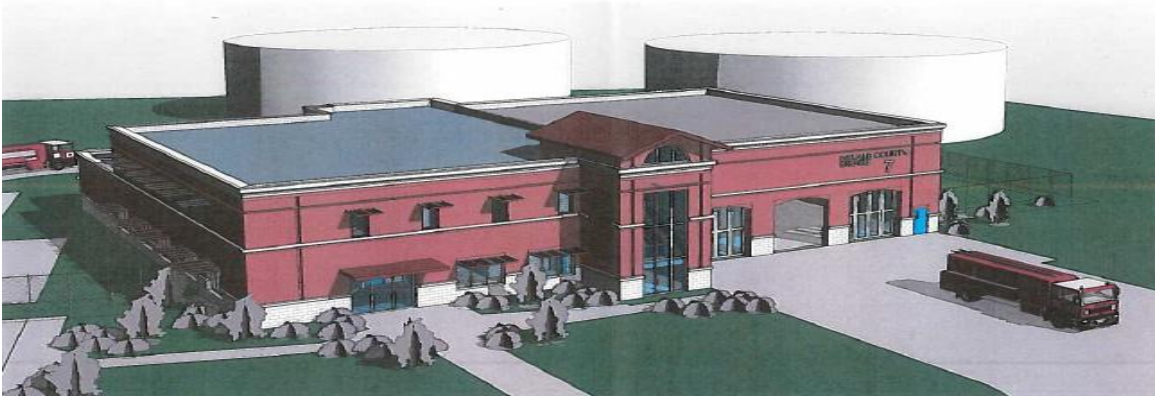


	2014		2015		2016		2017		2018	
	County	Owner	County	Owner	County	Owner	County	Owner	County	Owner
Demolitions	1	9	14	22	21	15	85	20	13	19
Totals	10		36		43		153		32	



Summary of 2018 Accomplishments

- **Fire Station #7** - The site for the replacement for Fire Station #7 is at the intersection of Peachcrest Road and Columbia Drive. The Design and Engineering Phase will be completed the end of March 2019. The square footage is approximately 16,000, and the estimated construction cost is **\$4,800,000**. The Design and Engineering is funded with CDBG and the Construction will be funded via SPLOST funds.



- **District #4 and #7 Senior Center** - Community Development secured the HUD Section 108 Loan Guarantee on behalf of the County to enable the County to fund the Design, Engineering, and Construction of the District 4 Community and Senior Center with a pool. The proposed 21,000 square foot new state of the art District #4 Community and Senior Center will include a 3,500 sq. ft. therapeutic pool with lap lanes for active seniors. The pool amenities will include a locker room with changing areas, bathrooms and showers. **Project Cost \$7.8 million.**

Summary of 2018 Accomplishments

- ▶ **South DeKalb Senior Center Parking Expansion** - Parking lot expansion was completed during the third (3rd) quarter of 2018. A total of 41 additional parking spaces were added to accommodate the over flow parking needs of the seniors.



- ▶ **Tobie Grant Intergenerational Center** - The Tobie Grant Intergenerational Center is being designed using CDBG funding. The Design and Engineering Phase is complete, however the drawing are being permitted. A Community meeting was held on February 7, 2019 to share the renderings and the detailed drawings. POND and Company is the Architect of record for the project. •The Construction ITB documents are being developed in conjunction with Facilities Management and Purchasing. The announcement for the ITB will be in February 2019.
- ▶ • The Project Budget is \$9,300,000 (General Fund \$6,000,000 – CDBG \$3,000,000)



Summary of 2018 Accomplishments

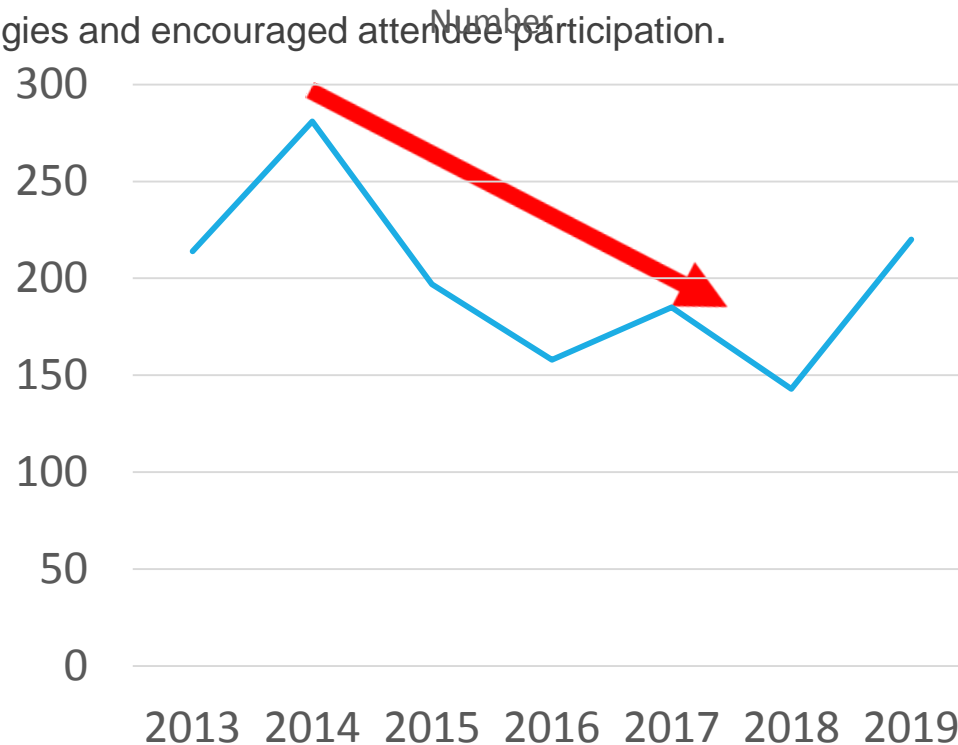
- ▶ **District #5 and #7 East DeKalb Senior Center (Bruce Street)** The replacement for the East DeKalb Senior Center is being built on a recently purchased parcel at 2449 Bruce Street, Lithonia, GA. After thorough site exploration, 2449 Bruce Street was selected and acquired from the City of Lithonia by DeKalb County as the location of the new District #5 Senior Center.
- ▶ • The project is in the Design and Engineering Phase and is scheduled for permitting in the Spring of 2019. Pond and Company is the architect of record.
- ▶ • This project budget for this project is approximately \$6,000,000 (General Fund \$4,000,000 – CDBG \$2,000,000)



Summary of 2018 Accomplishments

Homelessness

- ▶ The Community Development Department serves as the Collaborative Applicant (administrative agent) for agencies that receive the HUD's Homelessness Assistance Grant. As Collaborative Applicant, the Department completed and submitted the competitive grant to HUD and increased funding to agencies in the CoC by more than \$200,000.
- ▶ Based on statistics from the annual Point-in-Time Count of Homeless Individuals, the Department and agencies collaborated to reduce homelessness by 48% since 2014. Since 2014, the Community Development Department submitted grant applications that resulted in agency funding increases (Agencies received approximately \$2.8 million in 2014 and approximately \$5 million in 2018).
- ▶ In September 2018, the Department sponsored a Homelessness Symposium with approximately 200 attendees. Speakers included nationally recognized experts in the homelessness arena. Break-out sessions provided specific information on homelessness strategies and encouraged attendee participation.



Increase in the unsheltered homeless
(based on 2019 Point-in-Time
preliminary data)

Key Projects underway in 2018

- ▶ **Lou Walker Senior Center Classroom Project** - Architectural Design and Permitting is completed. Procurement phase for and Invitation to Bid (ITB) is underway. Construction to begin during 1st quarter of 2019. Approximate Project Cost \$600,000.
- ▶ **Lou Walker Senior Center ADA Parking Expansion** - Design specifications completed. Construction to begin in March 2019.
- ▶ **District #4 and #7 Senior Center – Approximately \$7.8 million .**
- ▶ **District #5 and #7 East DeKalb Senior Center (Bruce Street) - Approximately \$6.5 million.**
- ▶ **Fire Station #7 – Design and Engineering (CDBG) Construction (SPLOST)**

Community Development Department

March 8, 2019

Allen Mitchell, Director

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Decatur, GA 30030

Our New Home !! In 2018



Great Location to Serve Our DeKalb Citizens !!



DeKalb County
GEORGIA