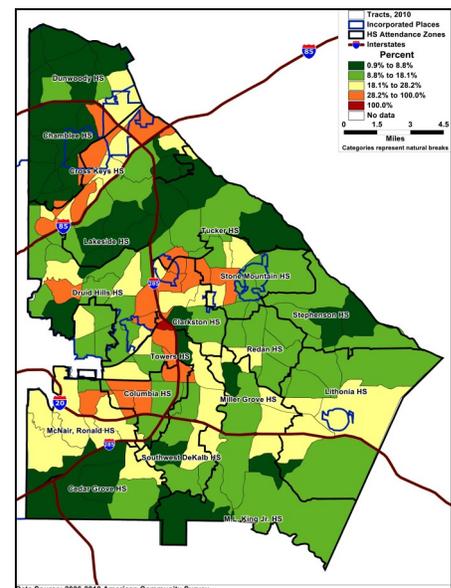
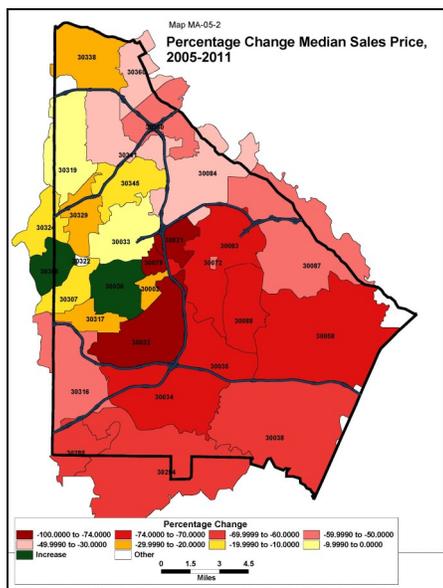
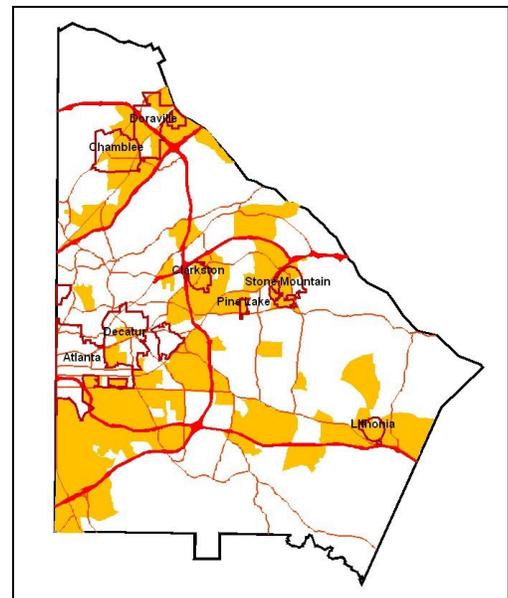
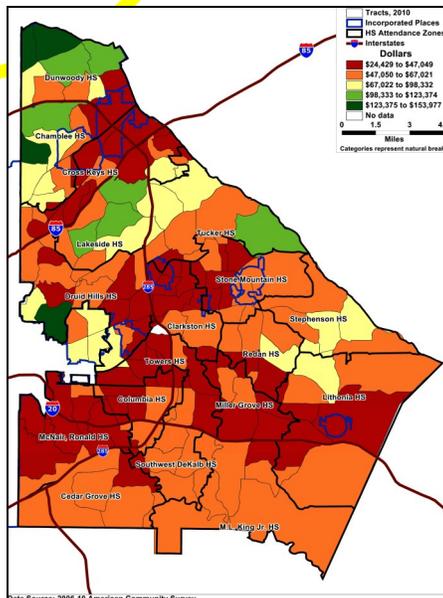




THE 2018 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

DeKalb County, Georgia



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

**750 Commerce Drive
 Decatur GA 30030**

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Calendar year 2018 was a year that was both challenging and rewarding for DeKalb. The County made impactful strides in completing Capital Improvement Projects and Senior Housing initiatives in 2018, as well as many other areas of significance.

Many of the goals and objectives accomplished in 2018 are highlighted below:

- Fire Station #7 Design and Engineering Phase began in 2018 and will be completed by the end of June 2019. The square footage is approximately 16,000 ft. 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.
- The Tobie Grant Intergenerational Center construction drawings were developed in 2018 and completed in 1st quarter 2019. The construction drawings are currently in permitting. The construction ITB will be announced in early 2019 with construction expected to begin in 2nd quarter 2019. This is a \$9.3 million project, of which \$3 million will be funded thru CDBG.
- During 2018, the Community Development Department in partnership with the County's Law Department and Purchasing and Contracting Department facilitated the sale and closing of the Blue Sky Condominium, a blighted and abandoned Property located at 3106 Memorial Drive, Atlanta, GA 30317. The property sold for \$1,035,000.
- The District #5 Senior Center site identification began in 2018 and 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 currently in the Design and Engineering Phase. Total cost for this project is approximately \$6 million, of which \$2 million will be funded thru CDBG.
- On July 6, 2018 the Board of Commissioners approved the submission of a \$7,836,375 application for a HUD Section 108 Loan for the Design, Engineering, and Construction of a Community and Senior Center with Pool in Districts 4 & 7. 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.
- During 2018, CHDOs completed acquisition, rehabilitation, and subsequent resale of 9 properties to low income homebuyers.
- The County provided a \$700,000 HOME loan to fill the development cost gap at the Sterling at Candler housing project. The \$26 million development is a 170 unit, one and two-bedroom, newly constructed housing community for seniors. All units are affordable to

households at or below 60% AMI, as defined by HUD. The project is scheduled to open in April, 2019.

- Columbia Senior Residences at Decatur East (a \$17.4 million project with a \$2.2 million Home loan) was completed, received a certificate of occupancy, and accepted tenants in 2018. The project consists of ninety-two (92) rental units in one building and includes fifteen affordable housing units.
- Based on Point-in-Time Count results, the Department in collaboration with local agencies continued the trend in reducing homelessness. Point-in-Time Count data indicated a 31% reduction in homelessness in 2018 versus 2017 and a 60% reduction over the last 4 years.
- To improve return on investment for property owners, the County established a Blight Control Taskforce that included Code Compliance, Planning and Sustainability, GIS, Legal, and Community Development Departments. Community Development, in collaboration with other Taskforce members, performed In Rem demolitions on structures on 13 properties. As a result of Taskforce efforts, homeowners demolished structures on 19 additional properties

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Decent Housing Goal #1-Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0				
Decent Housing Goal #1-Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	150	449	299.33%	30	79	263.33%

Decent Housing Goal #3 Homeownership	Affordable Housing Non- Homeless Special Needs	HOME: \$	Homeowner Housing Added	Household Housing Unit	15	18	120.00%			
Decent Housing Goal #3 Homeownership	Affordable Housing Non- Homeless Special Needs	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Decent Housing Goal #4- Homeownership/Down Payment	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	200	76	38.00%			
Decent Housing Goal #5- Homelessness Prevention	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0				
Decent Housing Goal #5- Homelessness Prevention	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	367				
Decent Housing Goal #5- Homelessness Prevention	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	5				

Decent Housing Goal #5- Homelessness Prevention	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	500	382	76.40%	100	112	112.00%
Decent Housing Goal#2 Homeownership/Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	90	17	18.89%	0	0	
Decent Housing Goal#2 Homeownership/Rehabilitation	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	26		0	0	
Decent Housing-Goal #6 Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	200	259	129.50%			
Decent Housing-Goal #6 Rental Housing	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	46				
Decent Housing-Goal #6 Rental Housing	Affordable Housing	HOME: \$	Other	Other		669				
Expanded Economic Development Goal #2 Training	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Expanded Economic Development Goal #2 Training	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	60	75	125.00%	30	43	143.33%
Expanded Economic Development Goal #2 Training	Non-Housing Community Development	CDBG: \$	Other	Other		0				
Expanded Economic Development Goal #3	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted		0				
Expanded Economic Development Goal #3	Non-Housing Community Development	CDBG: \$	Other	Other		0				
Expanded Economic Opportunities Goal #1 Jobs	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	28	35	125.00%	7	3	42.86%
Expanded Economic Opportunities Goal #1 Jobs	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				
Planning and Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	4	4	100.00%	1	1	100.00%

SLE Goal #5 Support Svcs/Seniors, Refugees, Other	Non-Housing Community Development	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	1480	74.00%	500	105	21.00%
SLE-Goal #4 Neighborhood Stabilization	Non-Housing Community Development	CDBG: \$ / HOME: \$245266	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	38	190.00%			
SLE-Goal #4 Neighborhood Stabilization	Non-Housing Community Development	CDBG: \$ / HOME: \$245266	Rental units rehabilitated	Household Housing Unit		0				
SLE-Goal #4 Neighborhood Stabilization	Non-Housing Community Development	CDBG: \$ / HOME: \$245266	Homeowner Housing Added	Household Housing Unit	0	1		5	0	0.00%
SLE-Goal #4 Neighborhood Stabilization	Non-Housing Community Development	CDBG: \$ / HOME: \$245266	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
SLE-Goal #4 Neighborhood Stabilization	Non-Housing Community Development	CDBG: \$ / HOME: \$245266	Other	Other	0	0		0	0	
SLE-Goal #6-Foreclosure Prevention and Education	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	2101	140.07%	175	354	202.29%

SLE-Goal #6-Foreclosure Prevention and Education	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	700	1747	249.57%			
Suitable Living Environment Goal #10 Demolition	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	28	28	100.00%	10	13	130.00%
Suitable Living Environment Goal #2 Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7519	7500	99.75%	5000	0	0.00%
Suitable Living Environment Goal #2 Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted		0				
Suitable Living Environment Goal #2 Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0				

Suitable Living Environment Goal #3 Improvement	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0				
Suitable Living Environment Goal #3 Improvement	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0				
Suitable Living Environment Goal #8 Childcare	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1243	82.87%	200	137	68.50%
Suitable Living Environment Goal #9 Capacity	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	25668	102.67%			
Suitable Living Environment Goal #9 Capacity	Non-Housing Community Development	CDBG: \$	Other	Other		0				
Suitable Living Environment- Goal #1 Facility	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	3998	159.92%	500	3494	698.80%

Suitable Living Environment- Goal #7 Youth	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted		0				
Suitable Living Environment- Goal #7 Youth	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1589	105.93%	330	569	172.42%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During 2018, Community Development Block Grant (CDBG) Plan initiatives and funding focused on completing a number of significant Capital Improvement projects that are being administered jointly with other County departments and municipalities. The County entered its eighth [8th] year of the 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 Central DeKalb Senior Center, the South DeKalb Community/Senior Center, and the North DeKalb Community/Senior Center). 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. This project budget for this project is approximately \$6,000,000 (General Fund \$4,000,000 – CDBG \$2,000,000). During 2018, the Community Development Department in partnership with the County’s Law Department and Purchasing and Contracting Department facilitated the sale and closing of the Blue Sky Condominium, a blighted and abandoned Property located at 3106 Memorial Drive, Atlanta, GA 30317. The property sold for \$1,035,000.

On June 22, 2018 the County issued an Invitation to Bid (ITB) for the NSP I and NSP III Programs and received eight (8) responding bids. After a

detailed assessment, 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.

In 2018, two HOME funded Senior Housing properties completed construction and began renting units. Senior Residences at Mercy Park (79 units affordable to seniors at or below 60% AMI) and Columbia Senior Residences at Decatur East (92 mixed income senior units) completed construction and began renting units. During 2018, CHDOs acquired, rehabilitated, and disposed of 9 properties to low income, homebuyers.

Economic development and opportunity is a high priority within DeKalb County and it is our intent to tap into and help further economic growth in the county. The DeKalb Small Business Revolving Loan Program in partnership with Access to Capital for Entrepreneurs, Inc. (ACE) made significant impact in providing loans to small businesses in DeKalb. During 2018, the County closed (10) loans totaling \$287,300, with three (3) Full-time jobs created during the year and anticipate an additional four (4) jobs to be created during the first half of 2019.

The Department, in partnership with the Urban League of Greater Atlanta, operates a two tiered (start-up and growth models) small business micro-enterprise training program for DeKalb County citizens and businesses. The program provides services for small business micro-enterprise training and entrepreneurship development. In 2018, there was a total of sixty-six (66) participants across both programs.

In collaboration with DeKalb CoC agencies, the Community Development Department used its ESG funds to house 307 households (not including emergency shelter). Through the ESG street Outreach Team, the County contacted 224 individuals to provide services and assist them in moving to appropriate housing.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	25	7	56
Black or African American	184	60	837
Asian	60	12	0
American Indian or American Native	0	0	1
Native Hawaiian or Other Pacific Islander	0	0	4
Total	269	79	898
Hispanic	0	1	21
Not Hispanic	269	78	877

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The data represented in the table above do not reflect racial and ethnic totals found in the PR 23 Report for CDBG and HOME ([see attachment #3](#)) as well as the SAGE Report for ESG ([see attachment #5](#)).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	8,490,377	6,745,738
HOME	HOME	6,014,871	2,108,810
HOPWA	HOPWA		
ESG	ESG	862,549	435,253
Other	Other	235,004	235,004

Table 3 - Resources Made Available

Narrative

DeKalb County received an allocation of **\$5,249,506** in CDBG funding in 2018 plus reported **\$328,180** in program income receipts for year 2018. The County received an allocation of **\$2,293,057** in HOME funding and reported **\$265,718** in program income receipts. The County also received an allocation of **\$427,296** ESG funding for 2018 along with prior year allocation of **\$384,484**.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Buford Highway Area (Chamblee and Doraville)	4	11	
Candler/McAfee Area	13	7	South DeKalb Senior Center Parking Lot Expansion
Countywide	58	48	In 2018 the County made a \$1.6 million loan repayment on the \$14 million HUD Section 108 loan.
Memorial Drive (Clarkston and Stone Mountain)	6	4	
Scottdale Area	10	23	Tobie Grant Intergenerational Center construction drawings were developed in 2018 & completed in 2019
Urban County - Municipalities	9	7	FODAC facility upgrades began in 2018; completed in March 2019

Table 4 – Identify the geographic distribution and location of investments

Narrative

DeKalb County allocates and invests resources throughout the County. The priority communities are: Buford Highway (areas near and around Doraville), Memorial Drive (Clarkston and Stone Mountain areas), the Candler/McAfee (East Lake and Scottdale areas), and the Scottdale Area. The majority of low- and moderate-income block groups are located within those priority communities. In 2018, the County made a loan repayment of \$1.6 million towards the \$14 million HUD Section 108 loan we secured in 2010. The Tobie Grant Intergenerational Center construction drawings were developed in 2018 and completed in 1st quarter 2019. The construction drawings are currently in permitting. The construction ITB will be announced in early 2019 with construction expected to begin in 2nd quarter 2019. This is a \$9.3 million project, of which \$3 million will be funded thru CDBG. Fire Station #7 Design and Engineering Phase began in 2018 and will be completed by the end of June 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. The District #5 Senior Center site identification began in 2018 and 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 currently in the Design and Engineering Phase. Total cost for this project is approximately \$6 million, of which \$2 million will be funded thru CDBG. During the summer of 2018, the South DeKalb Senior Center Parking lot expansion was completed; adding an additional 41 spaces for seniors and their parking needs. The County's Complaint In-Rem process allowed for a total of 42 demolitions; 13 of which were completed using CDBG funds. In addition to the above listed items, the County engaged in two HOME funded Senior Housing properties that completed construction and began renting units. Senior Residences at Mercy Park (79 units affordable to seniors at or below 60% AMI) and Columbia Senior Residences at Decatur East (92 mixed income senior units) completed construction and began renting units.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In 2018, construction began on the Glenwood Road Sidewalk Project. CDBG funds in the amount of \$400,000 were leveraged with \$3.2 million in State DOT funding for this project.

The Tobie Grant Intergenerational Center construction drawings were developed in 2018 and completed in 1st quarter 2019. This is a \$9.3 million project, leveraging \$3 million in CDBG against \$6.3 million from DeKalb General Funds.

Design & Engineering for the East DeKalb Senior Center was completed in 2018. Funding for the project consists of \$2million in CDBG funds which will be leveraged with \$4million in DeKalb County General Funds for the completion of this project.

Fire Station #7 Design and Engineering Phase began in 2018 and will be completed by the end of June 2019. Estimated construction cost is \$4,800,000. The Design and Engineering is funded with CDBG and the Construction will be funded via SPLOST funds.

The County provided a \$700,000 HOME loan to fill the development cost gap at the Sterling at Candler housing project. The \$26 million development is a 170 unit, one and two-bedroom, newly constructed housing community for seniors. All units are affordable to households at or below 60% AMI, as defined by HUD.

Columbia Senior Residences at Decatur East (a \$17.4 million project with a \$2.2 million Home loan) was completed, received a certificate of occupancy and accepted tenants in 2018. The project consists of ninety-two (92) rental units in one building and includes fifteen affordable housing units.

HOME funds allocated to CHDOs, TBRA programs, and housing development generated more than \$272,700 in match from donated funds, case management for HOME and TBRA, bond financing, and carryover match.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	122,452
2. Match contributed during current Federal fiscal year	150,247
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	272,699
4. Match liability for current Federal fiscal year	266,735
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,964

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Highland Apartments Bond Financing	0	0	0	0	0	0	66,683	66,684
St. Jude's Case Management at Candler Forrest	0	20,702	0	0	0	0	0	20,702
The Alliance of DeKalb Donations	0	15,862	0	0	0	0	0	15,682
VEO Case Management for TBRA	0	47,000	0	0	0	0	0	47,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	10,720,484	0	0	0	0	10,720,484
Number	1	0	0	0	0	1
Sub-Contracts						
Number	13	0	0	1	4	8
Dollar Amount	1,352,686	0	0	9,884	679,047	663,755
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	10,720,484	0	10,720,484			
Number	1	0	1			
Sub-Contracts						
Number	13	4	9			
Dollar Amount	1,352,686	230,386	1,122,300			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	250	471
Number of Non-Homeless households to be provided affordable housing units	106	58
Number of Special-Needs households to be provided affordable housing units	72	0
Total	428	529

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	49	184
Number of households supported through The Production of New Units	100	169
Number of households supported through Rehab of Existing Units	26	26
Number of households supported through Acquisition of Existing Units	7	16
Total	182	395

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The County has satisfied its five year affordable housing goals. Annual actuals for "Number of Homeless provided affordable units" and "Rental Assistance" are based on actuals from ESG, CoC, CDBG and HOME programs.

Discuss how these outcomes will impact future annual action plans.

The 2018 outcomes assist in satisfying the affordable housing goals as stated in the 2014-2018 Consolidated Plan. However, with the County’s aging housing inventory, there is increasing demand for standard, safe, affordable housing. To fully document the demand and determine methods of satisfying that demand, the County retained Emory University to conduct an affordable housing study. The study was completed and shared with appropriate County officials to consider policy changes to create more affordable housing to address the County’s unmet housing needs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	279	94
Low-income	236	88
Moderate-income	71	0
Total	586	182

Table 13 – Number of Households Served

Narrative Information

Per direction from HUD, the information represented above denotes "**families**" that gained benefit by income category. The data shown is represented in the DeKalb County 2018 PR-23 Activity Summary Reports for CDBG. The HOME numbers represent actual outcomes from 2018. **Attachment #3; Part 1.** HOME numbers reflect the HOME definitions of income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

To reduce and end homelessness in the jurisdiction, the county conducts ongoing and targeted outreach to homeless persons living on the streets, in places not meant for human habitation and in known encampment sites. The County has a dedicated Street Outreach Specialist, responsible for assisting unsheltered persons by meeting them where they are, assessing their immediate need for assistance or treatment (mental illness, physical health, substance abuse) and providing access to housing, coupled with case management. The county also coordinates outreach with law enforcement and youth serving agencies in preparation for, during and after the Homeless Point in Time Counts.

In 2018, more than 200 unsheltered homeless individuals were assisted through ESG funded Homeless Outreach. The outreach worker conducted an assessment of immediate need and provided information and referrals through the county's Coordinated Entry system to expedite access to emergency shelter, treatment, permanent and supportive housing.

A key collaboration in meeting the needs of chronically homeless persons is the county's partnership with HOPE Atlanta's Projects for Assistance in Transition from Homelessness (PATH) Outreach Program. The ESG Outreach Specialists works in collaboration with the PATH Team to provide outreach to homeless individuals with dual diagnoses (substance abuse/mental illness) and to help connect them with appropriate treatment, behavioral health services and supportive housing. The PATH Team is comprised of case managers, mental health workers, substance abuse counselors and specially trained officers experienced in working with the chronically homeless and service resistant population.

The county also worked in collaboration with other Street Outreach teams that serve the jurisdiction, including CHRIS 180, the lead youth serving agency, to ensure that homeless and unaccompanied youth are identified quickly, receive comprehensive assessments of need and are connected with appropriate services (including integrated health services) and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2018, DeKalb County continued its housing efforts to prevent homelessness among at-risk populations, divert at-risk households away from the homeless system, where appropriate and to rapidly rehousing homeless individuals and families. When emergency shelter was the only option, shelter beds, funded through the ESG program, were available at Decatur Cooperative Ministry (Families with children) Salvation Army (Single men, women and families), CHRIS Kids (Unaccompanied Youth), Clifton Sanctuary Ministries (men) and Rebecca's Tent (women). In the event emergency shelter beds

were not available, hotel vouchers, provided by Traveler's Aid, Salvation Army and other partner agencies were issued for short stays until emergency shelter or other transitional housing could be located.

To address the unmet needs of unsheltered homeless persons during winter weather emergencies, the Department collaborated with churches and local organizations to develop inclement weather shelters. The Community Development Department held community meetings, in coordination with the DeKalb Department of Fire Safety, DeKalb Emergency Management Agency (DEMA), and DeKalb Health Department to inform interested organizations of the County requirements for opening and operating temporary overflow homeless shelters. The DeKalb Fire Marshall worked with Community Development staff to develop guidelines and recommendations for temporary shelter operation, requirements for shelter approval and procedures for shelter openings. As a result, three (3) cold weather shelters opened in DeKalb County, expanding the county's capacity to provide overnight emergency shelter to up to 100 homeless men, women and children.

The County has also worked closely with the CoC to ensure that the needs of clients who present with significant housing barriers or special needs can be met through emergency or transitional housing. Emergency housing and short term transitional housing was available through the Living Room (HIV/AIDS), Breakthru House (homeless women in substance abuse recovery), Oakhurst Recovery (homeless men in substance abuse recovery), Safe Haven Transitional (domestic violence) and Decatur Cooperative Ministry (homeless families with children). The CoC has also partnered with Partnership for Community Action, Inc. the designated community action agency for the County to leverage additional federal and state resources to expand client access to emergency housing assistance.

The County has met and exceeded its goal of housing a minimum of 500 homeless or at-risk persons during the 2014 – 2018 five year plan cycle. This goal has been met in collaboration with the CoC, VA, homeless and mainstream service providers, the faith community and other community agencies. In 2018, persons at risk and those experiencing homelessness were served through the CoC's coordinated entry system. This process has helped to ensure that persons who have been homeless the longest and present with the greatest needs are comprehensively assessed, connected to appropriate services and quickly rehoused to help mitigate the effects of homelessness and support self sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

According to the 2017 US Census data, 20% of DeKalb County residents are living at or below the poverty level. Nine out of residents are cost burdened, spending 30 – 50% of their income for housing. Low wages, rising rental costs and the scarcity of affordable housing for low and extremely low

income households continue to place vulnerable households at even greater risk for eviction or homelessness.

To help low and extremely low-income individuals and families avoid homelessness-, the County provides funding to and collaborates with local agencies providing.

In 2018, 208 individuals received ESG Homelessness Prevention services. Persons served included households with children, Veterans, the elderly and persons affected by chronic physical or mental disabilities. Services financial assistance, short term tenant based rental assistance, case management, and services to help remove barriers, increase income and housing stability.

To leverage ESG prevention funds, the County partnered with non-funded community agencies, including the United Way of Metropolitan Atlanta, New Life Community Ministries and Partnership for Community Action. These agencies provided financial assistance, rental assistance and case management to persons at risk of homelessness and families living in hotels.

The stakeholders responsible for ensuring that persons being discharged from publicly funded institutions and other systems of care are not discharged into homelessness include the Georgia Department of Behavioral Health and the DeKalb Community Service Board, DeKalb County Department of Family and Children Services, Department of Juvenile Justice and the DeKalb County Court System.

The County established a Re-Entry Task Force to investigate ways of assisting homeless ex-offenders in gaining housing and self-sufficiency. The Task Force included a cross section of agencies, providers, and community advocates. In collaboration with the Re-Entry Task Force Steering Committee, the County developed a program to provide housing and decrease recidivism in the DeKalb County Jail. In 2018, the continued a program, piloted by the Salvation Army, to provide housing and services to homeless persons being discharged from the DeKalb County Jail.

In 2018, the DeKalb CoC also partnered with the Georgia Department of Community Supervision to provide training to community partners on the Certified Reentry Partnership Housing Program (RPH). The program is a collaborative effort of the Georgia Department of Community Affairs, the Georgia Department of Corrections and the Council of Accountability Court Judges (CACJ) and provides stable housing and food to individuals released from prison or jail without a valid residence plan.

The DeKalb County Department of Family and Children Services is the system of care responsible for ensuring that when a youth in foster care reaches the age of 18 and is unable to transition to independent living or to be reunited with family, the youth has the option to remain in Foster Care. This consent to remain allows the youth to stay in the foster care system until they are able to live independently or until they reach the age of 24.

In 2018, the DeKalb County Continuum of Care, continued to collaborate with the DeKalb Department of Family and Children Services and CHRIS 180 to identify and create new permanent housing resources for

18-24 who are exiting foster care into homelessness. CHRIS 180 is a current recipient of Runaway and Homeless Youth (RHY) and HUD CoC homeless assistance grants dedicated to providing a full continuum of outreach, transitional living, permanent and supportive housing for young adults 17-24 who are homeless, parenting, or leaving the foster care, juvenile justice and/or mental health systems.

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

In 2018, the County in collaboration with the CoC, completed its first full year of Coordinated Assessment System implementation. The CoC developed and implemented a coordinated, system-wide approach to streamlined access to homelessness assistance and permanent housing. The CoC used a multi-site, coordinated-access approach through which at-risk persons and homeless households could access assistance. All persons in need of assistance were assessed using a common pre-screening tool and referred for assistance or housing based on a common set of factors.

This approach ensured that homeless individuals, families and youth were identified early, comprehensively assessed and referred to the services and housing that best suited their needs. If the pre-screen assessment indicated that the person or family was literally homeless and in need of housing assistance (rapid rehousing, permanent supportive housing, transitional housing, etc.) a comprehensive assessment was conducted. Lead agencies included Action Ministries (unaccompanied adults), CHRIS 180 (youth), Decatur Cooperative Ministry and HOPE Atlanta (families with children), Street Outreach (chronically homeless individuals and families) and the Women's Resource Center to End Domestic Violence (persons fleeing DV) perform, Comprehensive Assessments.

Persons with the greatest were prioritized for housing. Each person served through Coordinated Entry was referred to an ESG or CoC funded housing agency that provided ongoing case management to help increase housing stability and prevent a return to homelessness.

At the conclusion of 2018, 1,549 DeKalb households were pre-screened through the CE process. Of those requesting assistance, 64% were families with children, 35% persons with disabilities and 43% were households with no income. 92% of the 504 homeless households requesting permanent housing assistance received a comprehensive assessment and were prioritized for housing. 64% of those homeless persons were permanently housed, referred to an agency for permanent housing or were on the active by name list for housing referral. Persons not housed (36%) self-resolved, could not be located or could not be matched with an available housing resource. The CoC is working to shorten the period of time that individuals and families experience homelessness from approximately 75 days (prescreen to housed) to 60 days.

To satisfy the DeKalb goal of developing affordable units and programs to assist senior citizens, veterans, cost burdened households, youth and other special populations, the County continued to fund the Tenant Based Rental Assistance Program (TBRA) using HOME funds. In 2018, 43 households accessed affordable housing through the TBRA program. The program has been particularly effective in rapidly transitioning families with children out of shelters, hotels, or other at-risk living situations.

In 2018, DeKalb County collaborated with the US Department of Veterans Affairs (VA), housing authorities, SSVF providers and local agencies to ensure that homeless veterans were housed. In 2016, the US Department of Veterans Affairs, HUD, and US Interagency Council on Homelessness awarded Functional Zero status to the County. Veteran homelessness in the county has declined 94% over the 2014-2018 Consolidated plan cycle.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The County closely collaborates with the three PHAs (Decatur, DeKalb and Lithonia) in DeKalb County and will continue the collaboration to ensure that they are fully apprised of all assistance that is available to their public housing residents and/or Housing Choice Voucher clients. The PHAs that include public housing in their inventory are encouraged to provide opportunities for their residents take a greater role in the management and operations of their public housing communities.

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

Housing Authority of DeKalb County - Having converted all of its public housing units to Section 8 vouchers through the Rental Assistance Demonstration programs, the Housing Authority of DeKalb County is a Section 8 housing authority.

Decatur Housing Authority - DHA conducts a Quarterly Property Management Meeting with the residents to engage residents in discussions about activities that are ongoing in the community. Residents are encouraged to participate actively and provide feedback on property management and resident services activities.

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

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in DeKalb County.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Through its collaboration with housing officials, developers, internal departments, and agencies, the County continued to identify and develop mechanisms to eliminate existing and newly developing barriers to affordable housing. The DeKalb County Comprehensive Plan was updated prior to the end of October 2016. The plan includes housing policies and strategies that address best locations to accommodate the growing need for senior housing and methods of implementing density bonuses for affordable housing near activity centers.

The County updated its zoning ordinance in August 2015 to align it with current trends, best practices, and building standards. The new ordinance assists low income individuals and developers by providing incentives for developments in proximity to transportation hubs and activity centers, improve building standards, allowing higher density dwellings in some areas, and allowing new uses (senior housing, farmers markets, urban gardens, and accessory dwellings).

To improve return on investment for residents, the County established a Blight Control Taskforce that includes Code Compliance, Planning and Sustainability, GIS, Legal, and Community Development Departments. Community Development, in collaboration with other Taskforce members, performed In Rem demolitions on structures on 13 properties. As a result of Taskforce efforts, homeowners demolished structures on 19 additional properties.

To fully understand and take appropriate actions to develop an appropriate affordable housing policy, the County retained the services of the Emory University Community Services Department (led by Michael Rich, Ph.D.). Dr. Rich's study focused on affordable housing in DeKalb County and recommended efforts to increase affordable housing where residents can easily access work centers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Through its collaborative meetings with housing officials, developers, and agencies, the County continued to identify and develop mechanisms to eliminate existing and newly developing barriers to affordable housing.

The County enforces its Interior Code Compliance ordinance and maintains information on code, fire, and safety information on multi-family dwellings with excessive violations. In 2018, when one property was found to be uninhabitable, the County marshalled forces to assist residents in moving to appropriate housing.

To address these obstacles, the County took the following actions in 2018:

- Continued funding for housing counseling, landlord-tenant and pre-and post-purchase counseling.
- Continued CDBG funding of Atlanta Legal Aid to assist those at risk of fraud or in danger of losing their homes, especially senior citizens.
- Continued efforts with the County's Workforce Development Department to provide job training and employment readiness education, including a new initiative focused on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, while encouraging those facing these occurrences to seek assistance.
- Working with the Metro Atlanta Foreclosure Prevention Task Force and lenders to identify ways to reduce foreclosures and encourage the development of workout plans /modification and refinance plans.
- Continued housing programs targeted to this group: Owner-Occupied Rehab, Down Payment Assistance, and Emergency Solutions Grant Program.
- Supported the development of rental housing affordable for at or below 50% AMI.
- Supported agencies that provide supportive services aimed at the aforementioned population.
- 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 barriers faced by at-risk and homeless persons and strategies to mitigate homelessness.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The County requires each home purchased with CDBG or HOME funds to have been constructed no earlier than 1978, in order to eliminate any potential lead paint risk in the home, according to the Annual Action Plan.

As part of our ongoing lead hazard reduction program, the Community Development Department continues to work with DeKalb County Code Compliance Department and the DeKalb County Board of Health to identify cases of children with elevated blood lead levels. Based on the number of specific cases of children with elevated blood levels reported to the DeKalb County Board of Health, 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.

Shown below is the County's Lead Based Paint Policy:

1. The Board of Health's Division of Environmental Health continues to actively educate and train community groups and other members of the low to-moderate-income focused populations to actively address lead hazard awareness and poisoning in their neighborhoods. They 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 continues 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 Board of Health continues 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 repair programs. All rehabilitation/repair of properties funded through, CDBG and HOME Programs and rental assistance supported by ESG and CoC programs will continue to address the reduction of lead based hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Typically, this population has limited access to affordable housing and lacks employment that supports a sustainable income stream. Barriers faced by this population include the following: large segments of the population possess an inadequate knowledge of budgeting and financial literacy, histories of poor credit, limited financial resources, limited access to job training, life skills education, economic pressures from foreclosures and predatory lending, and the scarcity of standard housing that is affordable to households at or below 50% AMI.

To address these obstacles, the county took the following actions in 2018:

- 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 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.
- Worked with the Metro Atlanta Foreclosure Prevention Task Force and lenders to identify ways to reduce foreclosures and encourage the development of workout plans /modification and refinance plans.
- Continued housing programs targeted to this group: Special Purpose Home Repair, Down Payment Assistance, and Emergency Solutions Grant Program.
- Supported the development of rental housing affordable for at or below 50% AMI.
- Implemented a Tenant-based rental assistance program for low-income hotel residents with

children.

- Collaborated with agencies to provide jobs to increase income for low-income households.
- Supported agencies that provide case management and supportive services aimed at the aforementioned population.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County worked collaboratively to develop the Consolidated Plan and implement 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.

- Continuum of Care Providers
- Formerly homeless individuals
- 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, Code Enforcement, 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
- Lithonia Housing Authority
- Georgia Department of Community affairs
- Municipalities in DeKalb
- DeKalb County Development Authority
- DeKalb Office of Neighborhood Empowerment
- Region IV Federal Interagency Council

Each of the aforementioned partners played an integral role in the implementation of Consolidated Plan programs and Annual Action Plan strategy. This collaborative approach aided the County in determining and addressing priority needs and helped in assessing the strengths and gaps, while determining what measures were required to overcome these gaps within our institutional structure. Many of our partners assisted in recommending projects that were appropriate for HUD funding; ensuring that the appropriate implementation strategy is in place. Our partners helped identify specific problems, monitor the appropriate regulatory compliances, and certify consistency with the many housing-related activities receiving HUD funds. These efforts resulted in the provision of many housing and non-housing improvements for the development of viable urban communities in DeKalb County.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

DeKalb County continued to work with housing organizations, social service agencies, mainstream providers, developers, and other public and private entities to ensure that low-to-moderate-income residents obtain affordable decent housing, suitable living environments, expanded economic opportunities, and services required to ensure self-sufficiency. Examples of actions taken to enhance coordination are shown below:

- The Community Development Department served as the Collaborative Applicant for the County's Homelessness Continuum of Care. The Department convened regularly scheduled committee and Continuum-wide meetings where organizations discussed relevant issues and recommended strategies to improve housing and service opportunities for low and extremely low-income households.
- The County collaborates with the Regional Commission on Homelessness and participated in national and regional efforts to mitigate homelessness.
- The County collaborated with the Decatur Housing Authority, New Life Church, and United Way of Metropolitan Atlanta to develop strategies to move low and extremely low income individuals and families from motels to permanent housing with financial assistance and sustained case management.
- The Community Development staff provided 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. Community Development worked closely with other organizations to address senior citizen services and senior citizens service delivery issues.
- To reduce blight, eliminate environmental hazards, and improve the housing stock that is affordable to low-income households, the County instituted a Multi-family Task Force. This task force focuses on working with landlords to mitigate health, fire, and code violations. The task force includes representatives from the Board of Health, the County's Police, Fire, Code Enforcement, and Community Development Departments, and the DeKalb County Solicitor's Office.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

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. Listed below are the impediments as well as the actions the County took to mitigate them during 2018.

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

2018 Action: Conducted home buyer’s educational workshops, including at least one specifically for the refugee and immigrant community.

2. Impediment - Lack of Fair Housing Ordinances that Mirror State and Federal Levels. (Located on page 85 of the DeKalb County 2009 Analysis of Impediments)

2018 Action: Utilized a DeKalb County ordinance which addresses substandard multi-family housing. Additionally, during the 2016 year, enforced a Fair Housing Accommodations Variance that is purposed to ensure the minimum necessary variance from the restriction of the code, that the requested accommodation does not impose an undue burden on the County or its citizens.

3. Impediment - Lack of adequate legal mechanisms that target predatory lending activities that have contributed to the foreclosure crisis. (Located on page 85 of the DeKalb County 2009 Analysis of Impediments)

2018 Action: Through partnership with Atlanta Legal Aid, Inc., DeKalb County provides expanded homeowner education and advocacy activities for DeKalb Citizens in order to further educate & protect homeowners from predatory lending practices.

4. Impediment - Inadequate education and fair housing testing programs. (Located on page 85 of the DeKalb County 2009 Analysis of Impediments)

2018 Action: In accordance with Federal law, the County has contracted Metro Fair Housing Services, Inc. to act as its agent in the investigation of fair housing complaints. The County will continue discussions with Metro Fair Housing Services, Inc. in order to augment existing efforts in furthering fair housing.

5. Impediment - Lack of Mechanisms that insure new construction of multi-unit facilities conform to HUD design and construction requirements for persons with disabilities. (Located on page 85 of the DeKalb County 2009 Analysis of Impediments)

2018 Action: In accordance with HUD Section 504 Uniform Federal Accessibility requirements, the County required that a minimum of 5% of units in all projects must be totally accessible by those with mobility impairments and 2% must accommodate for those with sensory impairments.

The County has been directed to complete a new A.I. in conjunction with it's 2019 - 2023 Consolidated Plan. The County has begun the process of completing the 2019 A.I., which will be completed during the 2nd quarter of 2019.

CR-40 - Monitoring 91.220 and 91.230

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

CDBG:

Our CDBG monitoring process is structured to ensure that a system of continuous communications and evaluation is in place. Community Development ensured that CDBG procedures and monitoring tools were in place to comply with federal regulations and satisfy DeKalb County's requirements. The Department monitored activities by doing the following:

- Monthly reimbursements reviewed to determine appropriate expenditures and allowable expenses.
- Require agencies to submit monthly direct benefit data.
- Send agencies pre-site visit letters informing them of a site visit and the areas that will be reviewed.
- Davis-Bacon site visits were conducted on capital improvement projects to ensure adherence.
- The County reimbursed agencies for expenses only when the agency complied with the requirements of the contract.

Monitoring reinforced the communication between the County and the various agencies participating directly in the implementation of the Consolidated Plan. During 2018 a total of 2 site visits were conducted and the larger balance (80%) of the current agencies are designated for monitoring during 2019.

HOME:

Community Development staff and a Housing Authority of DeKalb County (HADC) consultant performed an annual on-site inspection of HOME assisted rental housing. CD staff independently monitored projects owned by CHDOs, HADC, and its subsidiaries. The annual on-site monitoring included a desk review of tenant files and a physical inspection of units. The staff monitored projects to ensure that the projects satisfied all HUD and County requirements.

(See **attachment #4; Part 1** in CAPER for the 2018 HOME Monitoring Results)

ESG:

Community Development staff monitored all ESG program year 2018 projects in accordance with established policies. The monitoring team found that all of the ESG projects were in compliance. One Domestic Violence (DV) project that moved to a new state-wide DCA compliant HMIS system for reporting. ESG staff monitored a total of 7 agencies in 2018.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

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. Citizens may access important notifications, draft documents, and final plans and reports on the Community Development Department website as well as within the Champion Newspaper, the County's legal Organ.

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 draft CAPER was made available at several branches of the public library, on the Community Development Department website, and in the Community Development Department office. Notification of the draft 2018 Consolidated Annual Performance Evaluation Report (CAPER) was published in the County's legal organ (The Champion Newspaper) and in the public notice section of the Community Development Department's website.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

DeKalb County's program objectives remain thorough and comprehensive in nature. There are no current plans to change program objectives as a result of our experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please see attached CR-50 HOME "Monitoring Results" **Attachment #4; Part 1**

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The County requires all recipients of HOME funds for five or more units to submit an Affirmative Marketing Plan that identifies all methods that will be used to affirmatively further the project. This plan is submitted on HUD form 935.2 and must identify populations least likely to occupy the project and list specific measures to be taken to advise these populations of the availability of housing opportunities. Through the County's partnership with Metro Fair Housing, Inc. seminars and training sessions are held throughout the year to insure that PHA's and other housing providers understand and comply with all of the fair housing requirements

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During 2018, according to the PR09, Program Income receipts totaled \$990,299.55. Program Income disbursements totaled \$1.6 million. HOME Program Income was used for projects as shown below.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Through collaborative meetings with housing developers and agencies, participation in the Regional Housing Task Force and Regional Housing Forum, the County sought to identify affordable housing needs and methods of addressing those needs. The County also collaborated with the State staff that administered LIHTC to understand its requirements and ensure that the County could work with developers to satisfy those requirements. In 2018, the County committed funds to Sterling at Candler. Construction continued on the project during 2018. In 2018, developers completed construction on Mercy Park Housing (79 units) and Columbia Senior Residences at Decatur East (94 units). The County is evaluating a number of projects including Scott Senior Residences and Starnes Senior Housing Residences.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	DEKALB COUNTY
Organizational DUNS Number	061420535
EIN/TIN Number	586000814
Identify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	DeKalb County CoC

ESG Contact Name

Prefix	Mr
First Name	Allen
Middle Name	S
Last Name	Mitchell
Suffix	0
Title	Director

ESG Contact Address

Street Address 1	750 Commerce Drive - Suite 401
Street Address 2	0
City	Decatur
State	GA
ZIP Code	30030-
Phone Number	4043712438
Extension	0
Fax Number	0
Email Address	amitchell@dekalbcountyga.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	

Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2018
Program Year End Date 12/31/2018

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: BREAKTHRU HOUSE, INC.
City: BREAKTHRU HOUSE, INC.
State: GA
Zip Code: 99999,
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 10000

Subrecipient or Contractor Name: LIVING ROOM, INC.
City: Atlanta
State: GA
Zip Code: 30308, 2012
DUNS Number: 056254480
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 7000

Subrecipient or Contractor Name: TRAVELERS AID/HOPE ATLANTA
City: Atlanta
State: GA
Zip Code: 30303, 2815
DUNS Number: 086078748
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 89682

Subrecipient or Contractor Name: SAFE HAVEN TRANSITIONAL, INC.

City: Conley

State: GA

Zip Code: 30288, 0501

DUNS Number: 010204696

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10000

Subrecipient or Contractor Name: DECATUR COOPERATIVE MINISTRY, INC.

City: Decatur

State: GA

Zip Code: 30031, 0457

DUNS Number: 166657130

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 149000

Subrecipient or Contractor Name: SALVATION ARMY (ATLANTA METRO AREA COMMAND)

City: Atlanta

State: GA

Zip Code: 30329, 2121

DUNS Number: 020732326

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: Rebecca' Tent

City: Atlanta

State: GA

Zip Code: 30306, 2560

DUNS Number: 080195171

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 9411

Subrecipient or Contractor Name: DeKalb County Community Development Department

City: Decatur

State: GA

Zip Code: 30030, 2612

DUNS Number: 061420535

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 61590

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	57
Children	55
Don't Know/Refused/Other	0
Missing Information	0
Total	112

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	79
Children	116
Don't Know/Refused/Other	0
Missing Information	0
Total	195

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	185
Children	182
Don't Know/Refused/Other	0
Missing Information	0
Total	367

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	190
Children	2
Don't Know/Refused/Other	19
Missing Information	13
Total	224

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	511
Children	355
Don't Know/Refused/Other	19
Missing Information	13
Total	898

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	348
Female	518
Transgender	0
Don't Know/Refused/Other	19
Missing Information	13
Total	898

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	355
18-24	41
25 and over	470
Don't Know/Refused/Other	19
Missing Information	13
Total	898

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	11	3	1	7
Victims of Domestic Violence	21	1	1	19
Elderly	7	0	0	7
HIV/AIDS	7	5	0	2
Chronically Homeless	42	0	2	40
Persons with Disabilities:				
Severely Mentally Ill	69	2	10	57
Chronic Substance Abuse	55	0	3	52
Other Disability	112	9	26	77
Total (Unduplicated if possible)	324	20	43	261

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	23,533
Total Number of bed-nights provided	19,539
Capacity Utilization	83.03%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The County in collaboration with the CoC is reviewing emergency shelter policies and practices to improve outcomes. The latest validated outcomes data are shown below:

Reduction in average number of emergency shelter bed nights	- 31%
Returns to Homeless in 6 months (from Emergency Shelter)	6%
Returns to Homelessness in 12 months	8%
Exits from ES to Permanent Housing	27%
Exits from Street Outreach to Permanent Housing	91%

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	4,979	47,784	70,475
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	8,643	67,542	540
Expenditures for Housing Relocation & Stabilization Services - Services	13,000	5,098	14,900
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	26,622	120,424	85,915

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	11,104	43,811	40,057
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	9,929	43,623	22,774
Expenditures for Housing Relocation & Stabilization Services - Services	2,483	40,738	32,851
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	23,516	128,172	95,682

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	317,311	60,591	48,370
Operations	66,683	122,065	99,903
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	383,994	182,656	148,273

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	15,166	40,000	39,994
HMIS	5,143	31,392	29,590
Administration	31,343	56,669	35,799

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	485,784	559,313	435,253

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	78,271	0	0
Other Federal Funds	11,420	68,856	0
State Government	48,736	0	0
Local Government	1,560	44,762	70,602

Private Funds	218,249	411,654	369,740
Other	39,354	313,122	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	397,590	838,394	440,342

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	883,374	1,397,707	875,595

Table 31 - Total Amount of Funds Expended on ESG Activities