

THE 2019-2023 CONSOLIDATED PLAN FOR HUD PROGRAMS, INCLUDING THE 2019 ANNUAL ACTION PLAN

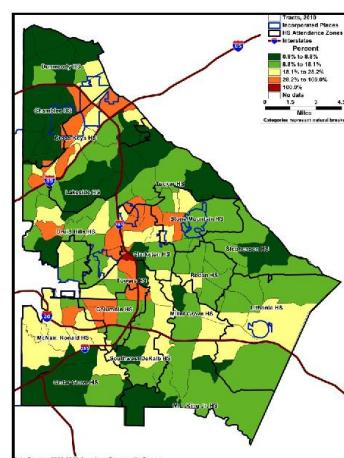
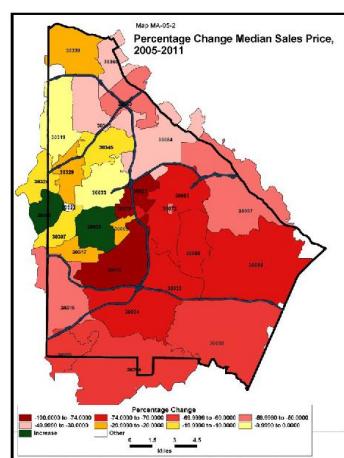
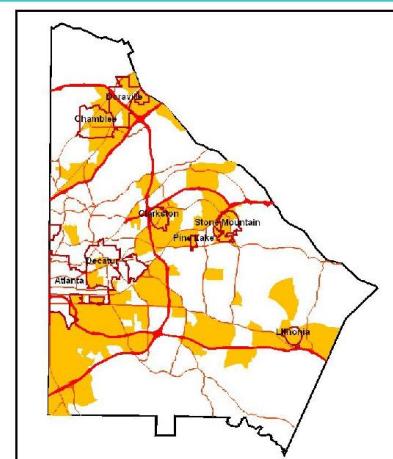
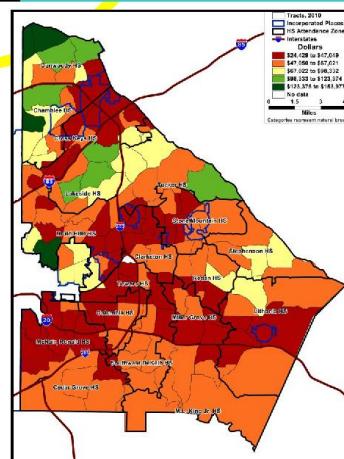
DeKalb County, Georgia



**RESPONSIBLE
AGENCY:**
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Executive Summary

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

1. Introduction

DeKalb County's 2019-2023 Consolidated Plan is a comprehensive planning document promoting a coordinated approach to housing, homeless, and community development needs using U.S. Department of Housing and Urban Development (HUD) grant funds. It provides guidance on the investment of HUD dollars, and outlines priorities for using the County's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds over the next five years.

Program year (PY) 2019 is the first year of the DeKalb County 2019-2023 Consolidated Plan. The 2019 Annual Action Plan identifies how the County will allocate the resources it expects to receive from HUD for the period from January 1, 2019 through December 31, 2019 to address priority housing, homeless, and community development needs outlined in the Consolidated Plan.

In 2019, Community Development Block Grant initiatives and funding will focus on completing a number of capital improvement projects, including the Tobie Grant Recreation Center, the Bruce Street Senior Center, the Rainbow Park Amphitheater, and the Scottdale Early Learning Center. The County will also continue repayment of a HUD Section 108 Loan Guarantee (\$14 million) which was used for design and construction of three senior / community centers throughout the county.

The County will also use CDBG funding to provide a variety of public services for its residents, including services related to homelessness and homelessness prevention, domestic violence prevention, financial literacy, fair housing and foreclosure prevention, and youth development.

Housing initiatives will assist senior and disabled homeowners make home system repairs; assist Community Housing Development Organizations (CHDOs) add affordable housing units to the county's stock; and expand the availability of affordable housing through construction, rehabilitation, and/or acquisition.

Economic development remains a key priority within the County for 2019. The County will continue to work with the community and local organizations to develop and implement an economic development strategic plan. The County will also continue partnering with the Urban League and ACE (Access to Capital for Entrepreneurs) to increase the affordability and accessibility of loans for small businesses and create jobs available for low- and moderate-income persons.

In PY 2019, DeKalb County will continue to serve as the Collaborative Applicant for the Continuum of Care. Mitigation of homelessness will continue to be a priority for the County, which will use ESG funding to support multiple organizations in providing rapid re-housing, street outreach, emergency shelter, and homelessness prevention.

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

DeKalb County's anticipated objectives and outcomes for the next five years are shown below, based on the assumption that the County will continue to receive similar funding levels from HUD.

Decent Housing Objectives

1. Leverage HOME funds to assist in the development of 600 units of rental housing that are affordable low-to-moderate income households. Rental development may be new construction, acquisition and rehabilitation, or rehabilitation of existing structures.
2. Support the efforts to improve detached, single-family units owned by seniors and disabled residents by providing special system repairs (up to \$10,000) for a minimum of 150 income eligible households through the Special Purpose Home Repair Program.
3. Spur the opportunities for homeownership among low-to-moderate income households through the allocation of funds to Community Development Housing Organizations (CHDOs) for the acquisition (or new construction, rehabilitation, and sale of 26 properties to eligible households.
4. Work with agencies to support efforts to stabilize neighborhoods, increase homeownership, and prevent foreclosures by supporting financial literacy classes, free or reduced fee legal services, and fair housing initiatives for low-to moderate income residents and senior citizens.
5. Collaborate with communities, developers, organizations, lenders, GA Department of Community Affairs, and County Departments to establish models for the development of affordable housing in close proximity to work centers.
6. Assist in the deconcentrating low-income housing through collaboration with communities, Housing Authorities, developers, lenders, investors, communities, and GA Department of Community and County Departments.
7. Support at-risk and homeless population needs determination by conducting studies, survey, and point-in-time counts of homeless and/or at-risk individuals. This determination will inform work toward the provision of appropriate housing and services.
8. Collaborate with PATH Teams, other outreach providers, and agencies to house at least 140 unsheltered individuals.
9. In collaboration with the Continuum of Care, agencies, developers, and owners, identify housing and supportive service programs to house a minimum of 625 homeless or at-risk households.
10. Contribute to the effort to immediately house homeless and/or at-risk households through the development of bridge housing and/or emergency shelters, along with the associated case management required to move households to permanent housing.

11. Refine the coordinated system for access to housing and services for the homeless and at-risk populations by supporting the implementation and maintenance of call centers and at least 4 “face-to-face” assessment sites.
12. Collaborate with the DeKalb Sheriff and County jail to prevent homelessness among those who are released from jail. Provide bridge housing for at least 80 individuals who are released from jail.
13. Collaborate with agencies to seek a funding for additional units to house domestic violence victims.

Suitable Living Environment Objectives

1. Collaborate with other County departments in an effort to remediate blight in low-to-moderate income communities, with an incentive to ultimately stabilize neighborhoods and support growth and development. Efforts will include implementation of a Phase I and II blight survey and a remediation plan.
2. Work with County departments and municipalities within DeKalb County to assist with the construction, and/or redevelopment of public facilities, recreation centers or parks that primarily serve low to moderate income areas, persons, families, youth and senior citizens.
3. Partner with the Public Works Department to facilitate infrastructure improvements including accessible parking and sidewalk installations in low- to moderate-income neighborhoods, to encourage walkability, connection to trails and increased access for the elderly and physically challenged.
4. Partner with the County and municipalities to stabilize neighborhoods by providing support to re-launch the DeKalb County Regional Land Bank. The land bank will purchase and rehabilitate abandoned properties in an effort to put them back on the County tax roll, stabilize communities and eliminate blight.
5. Primarily through summer programs, provide opportunities for approximately 300 youth annually to participate in healthy educational activities that are recreationally-based, build self-esteem, teach personal financial literacy, enable academic success, and enhance decision making skills.
6. Collaborate with non-profit agencies to expand the availability of quality affordable childcare and youth programs throughout DeKalb County.
7. Assist in the demolition of 200 dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed.
8. In an effort to stabilize families, work with County departments and non-profit agencies that support the prevention of domestic violence.
9. Collaborate with neighborhood, community groups and non-profit agencies to provide capacity building for neighborhood groups and support for self-sufficiency.
10. Collaborate with communities and County Departments to remediate blight in low-to-moderate income neighborhoods, commission blight surveys of the areas, and implement remediation plans.

Expanded Economic Opportunities Objectives

1. Partner with Decide DeKalb, non-profit organizations and other DeKalb County economic development stakeholders to expand economic opportunities in order to attract businesses to the County, through community revitalization and blight removal that will make existing low-to-moderate income communities attractive for investment and job creation.
2. Partner with County stakeholders to revitalize economically depressed low to-moderate income areas by considering the use of HUD Section 108 Loan Program to finance the building of large-scale eligible Capital Improvement Projects and Economic Development projects.
3. Continue to collaborate with non-profit agencies and stakeholders to assist 250 small businesses create 150 new jobs. Tools for assistance may include Revolving Loan Fund Programs, Micro-Enterprise Assistance Training Programs, Business Incubators and other initiatives.
4. Encourage low-to-moderate income individuals to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
5. Continue to collaborate with the Decide DeKalb, the Development Group, DeKalb Chamber of Commerce, and other stakeholders to develop innovative incentives for small businesses, implementing LCI's, reversing deteriorating economic trends in identified neighborhoods, and creating innovative economic redevelopment plans for major corridors in low-to-moderate income neighborhoods. Priorities will include corridors with existing LCI's and other improvement plans.

3. Evaluation of past performance

As required by HUD, each year DeKalb County prepares a detailed Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) for its HUD-funded programs. The Annual Action Plan and CAPER are submitted to HUD and posted on the County's website after review and approval by HUD. The County's most recent CAPER for PY 2018 (covering activities from January 1 to December 31, 2018) was submitted to HUD in March 2018 and is posted on the DeKalb County Government Website (with previous year CAPERs) at www.dekalbcountyga.gov/community-development/consolidated-annual-performance-and-evaluation-report-caper.

The County made significant progress towards achieving the goals outlined in its 2014-2018 Consolidated Plan and related Annual Action Plans. Over that five-year period, the County constructed or rehabilitated about 700 rental units and 60 owner units, provided financial assistance to 76 eligible homeowners, assisted 75 businesses, provided services for 4,300 residents, made facility or infrastructure improvements to benefit 11,500 residents, and served 750 individuals or families with emergency shelter or homelessness prevention.

4. Summary of citizen participation process and consultation process

DeKalb County follows the process outlined in the County's Amended Plan for Citizen Participation and Consultation to ensure appropriate opportunities for resident involvement in the development of this Five-Year Consolidated Plan and Annual Action Plan. DeKalb County complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in the federal regulations 24 CFR 91.105.

On September 24, 2019, the County held a Homelessness Symposium to discuss issues and needs affecting people experiencing or at-risk of experiencing homelessness and to solicit community input on needs and strategies. Continuum of Care members also participated in a focus group to discuss issues related to homelessness that CoC members would like to see the Plan address. About 200 people attended the symposium and 31 participated in the focus group.

The County also held two community meetings (on January 31 and April 11, 2019) and a technical assistance workshop (on April 3, 2019). The community meetings included presentations on the 2019-2023 Consolidated Plan process and solicitation of input on needs and priorities. The technical assistance workshop included a presentation of the funding process, requirements, and performance measurements for applications for CDBG, HOME, and ESG funds. More than 60 people attended these meetings.

In June 2019, a public comment period and public hearing was held to solicit input on the draft 2019-2023 Consolidated Plan and 2019 Annual Action Plan. The final 2019-2023 Consolidated Plan and 2019 Annual Action Plan were approved by the County's Board of Commissioners at its July 23, 2019 meeting.

5. Summary of public comments

Comments received through community meetings, the Continuum of Care homeless symposium and focus group, and the community survey are summarized in the Citizen Participation section of this Plan and incorporated in individual sections as relevant.

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

DeKalb County accepts all public comments. Any request or comment received as part of the 2019-2023 Consolidated Plan, including the 2019 Annual Action Plan, process that is not specifically addressed by the DeKalb County Community Development Department will be forwarded to the appropriate County department.

7. Summary

The DeKalb County 2019-2023 Consolidated Plan identifies the community's affordable housing, homeless, community development, and economic development needs, as well as outlines a comprehensive and coordinated strategy for implementation of programs. The County engaged the public and other stakeholders in the development of its priorities and goals related to activities that

principally serve the needs of low- and moderate-income persons and families within DeKalb County. All activities and projects undertaken as part of this Plan will meet national objectives and eligibility requirements.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	DEKALB COUNTY	
CDBG Administrator	DEKALB COUNTY	Community Development Department
HOPWA Administrator		
HOME Administrator	DEKALB COUNTY	Community Development Department
ESG Administrator	DEKALB COUNTY	Community Development Department
HOPWA-C Administrator	DEKALB COUNTY	Human and Community Development

Table 1 – Responsible Agencies

Narrative

The DeKalb County Community Development Department serves as the lead agency that provides oversight, management, and monitoring of agencies and that administers projects, programs, and initiatives in conjunction with the 2019-2023 Consolidated Plan and related Annual Action Plans. The Community Development Department is responsible for all documentation, administrative, and compliance requirements of the HUD-funded programs that the County administers, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs. The Department also serves as the Collaborative Applicant for the HUD Continuum of Care (CoC) program.

The Community Development Department works with the full support of the County's CEO, Board of Commissioners, and other County departments. Throughout the planning process, the Community Development Department collaborates with local governments, non-profit agencies, and private stakeholders in the community. In addition, the Department consults with business, religious, and other community leaders in order to administer many of the affordable housing, homeless assistance, housing repair, public services, and capital improvement projects and programs.

Consolidated Plan Public Contact Information

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

1. Introduction

DeKalb County used a very public process to develop its 2019-2023 Five-Year Consolidated Plan and 2019 Annual Action Plan. Prior to preparing the draft Plans, the County held a homeless symposium to educate the public, two community meetings, and a public survey to invite and gather input from residents and stakeholder organizations. The County also conducted a focus group with members of the DeKalb County Continuum of Care (CoC). DeKalb County serves as the Collaborative Applicant for the CoC and collaborates with agencies across the region to provide assistance to people who are homeless or at-risk of homelessness. A total of 294 people attended a symposium, community meeting, or focus group, and about 100 people participated in the survey. Results of these outreach efforts are summarized in the Community Participation section of this Plan.

DeKalb County held a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan and Annual Action Plan prior to approval by the DeKalb County Board of Commissioners and submission to HUD.

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

As the Collaborative Applicant for the DeKalb County Continuum of Care (CoC), the DeKalb County Community Development Department works with local housing providers, nonprofit organizations, and government agencies. These include the DeKalb Housing Authority, Decatur Housing Authority, emergency and transitional housing providers, affordable housing developers, Community Housing Development Organizations (CHDOs), private-sector developers, and other housing providers, along with an array of health, mental health, and service agencies, including local and regional nonprofit organizations and local, state, and federal government agencies. Among these agencies are the United Way of Greater Atlanta, the DeKalb Community Service Board, the DeKalb County Board of Health, the Georgia Department of Behavioral Health and Developmental Disabilities, the U.S. Department of Veterans Affairs, and others.

In developing this Consolidated Plan and Annual Action Plan, the County sought input from and fostered conversation among more than 50 housing and community development agencies working in DeKalb County through two community meetings and one focus group. At one meeting, participants divided into breakout groups to discuss a variety of topics, encouraging discussion of key needs among stakeholders with a variety of perspectives. Over the next five years, the County will continue to work with diverse partners to enhance linkages between housing and health, mental health, and other services. The County also plans to prioritize wrap-around services, including health and mental health services, for individuals and families who are homeless, formerly homeless, or at-risk of homelessness to better assist them in gaining housing stability.

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

As the CoC Collaborative Applicant, DeKalb County coordinates closely with Continuum of Care members to address the needs of people who are homeless or at-risk of homelessness in the County. In developing this Consolidated Plan and Annual Action Plan, the DeKalb County Community Development Department held a focus group with CoC members to identify priority needs related to homelessness and potential strategies to address those needs. A total of 31 people attended the focus group, representing organizations such as Action Ministries, Goodwill, Salvation Army, HOPE Atlanta, Jerusalem House, Nicholas House, Living Room, Rebecca's Tent, Safe Haven Transitional, CaringWorks, Community Friendship, Begin Again Ministries, Step Up on Second, Raksha, Latin American Association, Men and Women for Human Excellence, St. Jude's Recovery Center, Partners for Community Action, Georgia Center for Child Advocacy, and the DeKalb Community Service Board. Several government agencies were also represented, including the DeKalb County Community Development Department, the DeKalb County Division of Family and Children Services, the Georgia Department of Behavioral Health and Developmental Disabilities, and the U.S. Department of Veterans Affairs.

Collaboration with these and other local, regional, and national agencies ensures that housing and services reflect local needs and are offered in a manner that best serves people who are homeless or at risk of homelessness. The County has a successful, long-standing history of collaborative planning and coordination to reduce and end homelessness. In 2016, DeKalb County was the first CoC in the southeast region to achieve the “functional zero” milestone in the national effort to end veteran homelessness. That means that DeKalb County met the criteria and benchmarks established by the Department of Veterans Affairs, Housing and Urban Development (HUD), and the United States Interagency Council on Homelessness (USICH). The CoC has developed and implemented the necessary systems to ensure homeless veterans willing to accept housing can receive quick access to services and be housed in less than 90 days. Along with continued collaboration to maintain this status, the County continues to work with partner agencies to support initiatives that address housing and homelessness for other population groups through the CoC.

From a regional perspective, the County collaborates with the State of Georgia, City of Atlanta, and Fulton County to facilitate service coordination, client referrals and the collection of data through a shared Homeless Management Information System (HMIS). In addition, the County participates in the United Way of Greater Atlanta’s Regional Commission on Homelessness to ensure collaboration among organizations within the 13-county metro Atlanta area.

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

The Emergency Solutions Grant Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The change in the program's name reflects the change in the program's focus from addressing the needs of homeless in emergency or transitional shelters to assisting people to regain stability in permanent housing.

To assist in determining how to allocate ESG funds, DeKalb County held a focus group with Continuum of Care members to identify priority needs and barriers related to homelessness and potential strategies to address those needs. Thirty-one people participated, representing 24 agencies including emergency, transitional, and supportive housing providers; service providers and community organizations; and local, state, and federal government agencies.

The Community Development Department, in collaboration with the CoC Planning Committee, establishes priorities for ESG funding which correspond to County needs. The CoC governance structure includes several committees, including Data and Research, which also informs priorities for resource allocation based on the homeless point in time count. The Planning, Data and Research, and Evaluation committees are responsible for establishing system-wide project level performance targets appropriate for the program type and population. All agencies receiving ESG funding are required to adhere to CoC Coordinated Entry policies and procedures.

All ESG-funded agencies are required to follow federal guidelines (i.e. *Administrative Requirements*, *Cost Principles*, and *Audit Requirements for Federal Awards*, aka "OMB Super Circular") and the DeKalb County Continuum of Care minimum written standards in the implementation of the ESG program. Additionally, all agencies are required to follow DeKalb County policies (i.e. procurement) and the DeKalb County Community Development Department – (CDD) *Contract Administration and Monitoring Protocol*. ESG and CoC recipients must assure compliance with all HUD record keeping provisions, including use of the HMIS (with the exception of Victim Service Providers).

The County also participates in state efforts and meetings related to Homeless Management Information Systems (HMIS). The CoC Governance Board approved the Georgia Department of Community Affairs (DCA) to serve as the HMIS lead. The CoC identified two individuals, the Collaborative Applicant and the CoC Board Chair, to represent the CoC in all matters pertaining to administration of the HMIS. The County supports the HMIS initiative and provides funding to allow agencies in the CoC access HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Action Ministries (Central)
	Agency/Group/Organization Type	Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
2	Agency/Group/Organization	ATLANTA LEGAL AID SOCIETY
	Agency/Group/Organization Type	Service-Fair Housing Legal Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
3	Agency/Group/Organization	Atlanta Neighborhood Development Partnership, Inc. (ANDP)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.

4	Agency/Group/Organization	Beacon Hill Black Alliance for Human Rights
	Agency/Group/Organization Type	Civic Leaders Civil rights organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
5	Agency/Group/Organization	BEGIN AGAIN MINISTRIES
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
6	Agency/Group/Organization	Caring Works, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
7	Agency/Group/Organization	CENTER FOR PAN ASIAN COMMUNITY SERVICES, INC.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services for Immigrants and Refugees; Advocacy Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
8	Agency/Group/Organization	CHRIS 180, Inc
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
9	Agency/Group/Organization	CITY OF CHAMBLEE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
10	Agency/Group/Organization	CITY OF DECATUR
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
11	Agency/Group/Organization	CITY OF TUCKER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
12	Agency/Group/Organization	COALITION FOR DIVERSE DEKALB
	Agency/Group/Organization Type	Civic Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
13	Agency/Group/Organization	COLUMBIA ALLIANCE SUSTAINABLE NEIGHBORHOOD INITIATIVE (CASNI)
	Agency/Group/Organization Type	Neighborhood Organization Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
14	Agency/Group/Organization	COMMUNITY FRIENDSHIP INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
15	Agency/Group/Organization	DECATUR CHRISTIAN TOWERS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
16	Agency/Group/Organization	DECATUR COOPERATIVE MINISTRY INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
17	Agency/Group/Organization	DEKALB COMMUNITY SERVICE BOARD
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
18	Agency/Group/Organization	DEKALB COUNTY BOARD OF COMMISSIONERS
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
19	Agency/Group/Organization	DEPARTMENT OF FAMILY AND CHILDREN SERVICES
	Agency/Group/Organization Type	Services-Children Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
20	Agency/Group/Organization	DEKALB COUNTY POLICE DEPARTMENT
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
21	Agency/Group/Organization	FRIENDS OF DISABLED ADULTS AND CHILDREN TOO, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
22	Agency/Group/Organization	GEORGIA ADVOCACY OFFICE
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
23	Agency/Group/Organization	GEORGIA CENTER FOR CHILD ADVOCACY
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
24	Agency/Group/Organization	GEORGIA COLLEGE AND STATE UNIVERSITY
	Agency/Group/Organization Type	Services-Education University
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
25	Agency/Group/Organization	GA Dept. of Behavioral Health & Dev. Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
26	Agency/Group/Organization	GEORGIA STATE UNIVERSITY
	Agency/Group/Organization Type	Services-Education University
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.

27	Agency/Group/Organization	GOODWILL OF NORTH GEORGIA
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
28	Agency/Group/Organization	TRAVELERS AID OF METROPOLITAN ATLANTA, INC. (DBA HOPE ATLANTA)
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
29	Agency/Group/Organization	INTERNATIONAL RESCUE COMMITTEE (IRC) ATLANTA
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Health Services-Education Services for Immigrants and Refugees

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
30	Agency/Group/Organization	JERUSALEM HOUSE, INC.
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
31	Agency/Group/Organization	LATIN AMERICAN ASSOCIATION, INC.
	Agency/Group/Organization Type	Services-Education Services-Employment Services for Immigrants; Advocacy Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.

32	Agency/Group/Organization	LIVING ROOM, INC.
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
33	Agency/Group/Organization	MEN AND WOMEN FOR HUMAN EXCELLANCE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
34	Agency/Group/Organization	MEN STOPPING VIOLENCE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
35	Agency/Group/Organization	Metro Fair Housing Services, Inc.
	Agency/Group/Organization Type	Service-Fair Housing Legal Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
36	Agency/Group/Organization	NAACP
	Agency/Group/Organization Type	Civic Leaders Civil Rights Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
37	Agency/Group/Organization	New American Pathway
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Services for Immigrants and Refugees; Advocacy Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Non-Housing Community Development Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
38	Agency/Group/Organization	NICHOLAS HOUSE, INC.
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
39	Agency/Group/Organization	PARTNERSHIP FOR COMMUNITY ACTION, INC.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
40	Agency/Group/Organization	PARTNERS IN ACTION FOR HEALTHY LIVING
	Agency/Group/Organization Type	Other Services - Food Access

	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
41	Agency/Group/Organization	PEACHTREE CREEK GREENWAY
	Agency/Group/Organization Type	Civic Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
42	Agency/Group/Organization	PETERS PARK COMMUNITY
	Agency/Group/Organization Type	Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
43	Agency/Group/Organization	RAKSHA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services for Immigrants
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
44	Agency/Group/Organization	Rebecca's Tent
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
45	Agency/Group/Organization	SAFE HAVEN TRANSITIONAL
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.

46	Agency/Group/Organization	SALVATION ARMY (ATLANTA METRO AREA COMMAND)
	Agency/Group/Organization Type	Housing Services-Children Services - Youth
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
47	Agency/Group/Organization	SCOTTDALE EARLY LEARNING, INC.
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
48	Agency/Group/Organization	SPRING VALLEY CIVIC ASSOCATION
	Agency/Group/Organization Type	Civic Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.

49	Agency/Group/Organization	ST. JUDE'S RECOVERY CENTER, INC
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
50	Agency/Group/Organization	STEP UP ON SECOND
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a focus group.
51	Agency/Group/Organization	TUCKER LIFELONG COMMUNITY
	Agency/Group/Organization Type	Civic Organization

	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
52	Agency/Group/Organization	TUCKER-NORTHLAKE CID
	Agency/Group/Organization Type	Civic Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
53	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting and focus group.
54	Agency/Group/Organization	UNITED METHODIST CHILDREN'S HOME
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization representative(s) participated in a community meeting.
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Identify any Agency Types not consulted and provide rationale for not consulting

Representative agencies, groups, and organization that participated in the planning process for DeKalb County's 2019-2023 Five-Year Consolidated Plan and 2019 Annual Action Plan are shown in the preceding table. In addition to the agencies listed, others may have participated in the online survey, which was anonymous.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DeKalb County	Continuum of Care members assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services, which align with goals and priorities identified in the Strategic Plan.
DeKalb County 2035 Comprehensive Plan	DeKalb County Planning and Sustainability Department	Goals identified in the Comprehensive Plan which align with those of the Strategic Plan include development of housing for the workforce, seniors, and people with special needs, including multifamily and infill housing; code compliance; economic development including corridor revitalization; bicycle and pedestrian infrastructure improvements; and streetscaping and connectivity improvements.

Table 3 – Other local / regional / federal planning efforts

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

The DeKalb County Community Development Department consulted with state agencies and local governments in developing this Consolidated Plan and identifying projects to be included in the 2019 Annual Action Plan. The Cities of Decatur, Tucker, and Chamblee attended community meetings, and the Georgia Department of Behavioral Health and Developmental Disabilities participated in the Continuum of Care focus group.

Throughout the program year, the DeKalb County Community Development Department works and consults with housing providers, social service agencies, and other entities on a variety of issues by attending and participating in local and regional meetings and planning groups that deal with issues that affect children, seniors, people experiencing homelessness, and people with disabilities, including HIV/AIDS. The Department serves as the Collaborative Applicant for the DeKalb County CoC and collaborates with CoCs in neighboring jurisdictions and at the state level to collect data and address common issues surrounding homelessness. The Department also collaborates with the United Way of Greater Atlanta's Regional Commission on Homelessness.

Narrative (optional):

PR-15 Citizen Participation

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

Summarize citizen participation process and how it impacted goal-setting

DeKalb County follows the process for public participation outlined in the County's Amended Plan for Citizen Participation and Consultation, which complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in federal regulation 24 CFR 91.105. The Citizen Participation Plan is designed to ensure resident involvement in the 2019-2023 Five-Year Consolidated Plan and 2019 Annual Action Plan for community development programs including CDBG, HOME, and ESG programs.

To obtain input from residents, DeKalb County held two community meetings and a community-wide survey open to residents and other stakeholders. The County also held a homeless symposium to educate the public on the status of homelessness in the County, a focus group with Continuum of Care members, and a technical assistance workshop for agencies interested in applying for CDBG, HOME, or ESG funds. Dates, times, and locations for the meetings are shown below. Summary of the input received at each meeting and through the survey are provided in the table on the pages that follow.

Continuum of Care Homelessness Symposium

- Monday, September 24, 2019 at 10 AM
- Porter Sanford Performing Arts Center
- Discussion of issues and needs affecting people at risk or experiencing homelessness; Solicitation of community input on needs and strategies

Continuum of Care Focus Group

- Wednesday, January 16, 2019 at 10 AM
- DeKalb County Department of Watershed Management
- Presentation on the 2019-2023 Five-Year Consolidated Plan for HUD Grant Programs; Discussion of issues and needs attendees would like the Plan to address

Community Meeting #1

- Thursday, January 31, 2019 at 10 AM
- Maloof Auditorium, 1300 Commerce Drive, Decatur, GA

- Presentation on the 2019-2023 Five-Year Consolidated Plan for HUD Grant Program; Breakout group discussions of public services, economic development, blight, and infrastructure/facilities

Community Meeting #2

- Thursday, April 11, 2019 at 6:30 PM
- Maloof Auditorium, 1300 Commerce Drive, Decatur, GA
- Presentation on the 2019-2023 Five-Year Consolidated Plan for HUD Grant Program; Solicitation of community input on needs and priorities; Discussion of fair housing and barriers to housing choice

Technical Assistance Workshop

- Wednesday, April 3, 2019 at 1 PM
- Wesley Chapel Library, 2861 Wesley Chapel Road, Decatur, GA
- Presentation of the funding process, requirements, and performance measurements for applications for CDBG, ESG, and HOME funds

DeKalb County meets the needs of non-English speaking residents by having interpreters available at public meetings when a significant number of non-English speaking residents are expected to participate. The County will seek resources through the Employee Language Bank or other agencies. If non-English speaking residents attend a hearing and there are no interpreters available, County staff will follow up with them the next business day to ensure that their comments are recorded. In addition, the County works with the Latin American Association, Center for Pan Asian Community Services, and New American Pathways to help identify the needs of non-English speaking DeKalb County residents. All three of these organizations participated in community meetings for the development of this Consolidated Plan and Annual Action Plan.

DeKalb County held a 30-day public comment period to receive comments on the draft 2019-2023 Consolidated Plan and 2019 Annual Action Plan beginning in June 2019. During this time, copies of the draft plans were available for public inspection and residents and stakeholders could provide written comments to the DeKalb County Community Development Department. A public hearing was also held to receive public input.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Continuum of Care Homeless Symposium	Non-targeted/broad community Continuum of Care members	200 symposium attendees	-Discussion of issues and needs affecting people at risk or experiencing homelessness- National and local speakers on homelessness- Solicitation of community input on needs and strategies	None	Not applicable

2	Continuum of Care Homeless Symposium	Continuum of Care members	31 focus group attendees	Needs identified by meeting participants include:- Affordable housing-Rental assistance- Housing and services for homeless youth (age 18-24) aging out of foster care- Additional housing and services for veterans-Housing for domestic violence survivors- Assistance finding housing where rent can be paid using HUD funds because market rate housing is too expensive- Transitional housing and childcare- Childcare during	None	Not applicable
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				non-traditional hours (24 hour weekend care)- Mental health services-More funding for case management		

3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	44 meeting attendees	<p>Needs identified by meeting participants include:</p> <ul style="list-style-type: none"> Public Services-Affordable, high quality childcare- Transportation for low income college students- Emergency transportation / rideshare assistance (links to Uber and Lyft for funding, subsidized transportation, education about transportation options)- Expanded summer youth voucher age limit- Funding for housing-related legal services (foreclosure, equity theft)- Domestic 	None	Not applicable
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			<p>violence / crime prevention-GED and employment services for youth (age 16 to 24)- Grant funding for security (i.e., gas station sliders)- Long-term case management / life coaching-Case management and health screenings for chronic diseases- Improved awareness of network of services providedEconomic Development- Economic development in 30032 zip code (restaurants, hotels, large businesses hiring 20-30 people)-Job placement for youth ages 19 to</p>		
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				27-Outreach to the Hispanic community-Increased economic development outreach\Infrastructure and Facilities-Interior and exterior renovation at Peachcrest Boys and Girls Club-Renovate or rebuild Tucker Recreation Center-Renovate and expand Clarkston Community Center-International senior center for inclusion of Pan Asian, Latino, and African communities-Sidewalks on Glenwood Rd to Covington		
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				<p>Highway- Sidewalks to schools and MARTA bus lines in Tucker, specifically Elmdale-Better lighting on Columbia Drive near Panthersville Road, Peachcrest Road, and Glenwood Road- Reduced speed limits on Columbia Drive- More crosswalk signage at Columbia Drive High Hawk intersection- Drainage issues on Rainbow Drive-Expanded and improved sidewalks in Clarkston; improved walkability at train crossing-</p>		
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				More identified crossings and ADA accessibility incorporated into sidewalks in Clarkston- Beautification of ramps-Youth farm/gardening opportunities; Agriculture microenterprises Blight Concerns- Image of the county; service stations, car shops, etc. are not in compliance-Focus on corridors and major intersections- Goal should be to keep the county clean and improve the image along commercial corridors- Formalize and		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				promote clean up initiatives at schools-Include faith-based groups, community members, stakeholders, businesses, etc.- Do routine pick ups/clean ups in the county- Discourage homeless people from standing in front of intersections; provide help to them		

4	Public Meeting	<p>Minorities Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Housing and service providers; Community development practitioners</p>	19 meeting attendees	<p>Needs identified by meeting participants include:-Urban agriculture programs to improve food access and provide youth entrepreneurship opportunities- Sidewalk infrastructure improvements, enhanced walkability, and improved ADA accessibility on Elmdale Drive, Idlewood, and Mountain Industrial Boulevard in Tucker- Alternative transportation through greenways / trails-Support to fill transportation</p>	None	Not applicable
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			<p>gaps / overcome transportation barriers-LCI design standards applied throughout county -ADA integration into sidewalks, shopping, community buildings, etc.- Renovation to back parking area of Friends of Disabled Adults and Children (FODAC) facility- Affordable housing for people with disabilities, including mental disabilities- Preservation of affordable multifamily developments- Single family home</p>		
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			<p>rehabilitation and code enforcement- Blight remediation with 1:1 redevelopment / replacement requirements- Rapid relocation for people displaced from housing due to redevelopment or increased rents- Housing as infrastructure; Spend more on housing and less on infrastructure/facilities-Address poor conditions of investor owned rental properties in South DeKalb- Small multifamily housing (triplex, fourplexes) - Mixed-income,</p>		
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				<p>mixed-use developments- Housing that supports aging in place- Preservation of affordable housing on Buford Hwy- Affordable housing for refugees, including 3-4 bedroom units- Continued support of Cross Keys Sustainable Neighborhoods Initiative (CKSNI)- Adult literacy and workforce readiness programs-Senior services for immigrants; development of an International Senior Center- Legal services related to housing</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				(fair housing, defense against aggressive investors, predatory lending, and home purchase scam)-Address rental barriers for people with criminal backgrounds		

5	Continuum of Care Homeless Symposium	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Housing and service providers; Community development practitioners	100 survey participants	Top needs identified by survey participants include:-Street improvements- Neighborhood stabilization- Sidewalks-Youth centers-Health facilities-Services for abused or neglected children- Substance abuse services- Homelessness prevention and rapid rehousing- Employee training services- Permanent supportive housing-Fair housing services- Emergency shelter-Homeless outreach and assessment- Permanent	None	Not applicable
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				housing- Transitional housing- Homeless centers-Sewers		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Continuum of Care Homeless Symposium	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Housing and service providers; Community development practitioners	No written comments were received	Not applicable	None	https://www.dekalbcountyga.gov/community-development/consolidated-plans

7	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Housing and service providers; Community development practitioners</p>	26 meeting attendees	<p>At the public hearing, attendees provided input or requested clarification regarding publicity to seniors regarding the home repair program, staff for the land bank, subrecipient selection and HUD approval of the Consolidated Plan, Continuum of Care projects such as Nicholas House and rapid rehousing, replacement housing units for those demolished through blight clean-up, vocational training opportunities, affordable</p>	None	Not applicable
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				housing goals, and funding for a sidewalk project in Tucker.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in DeKalb County. It relies on data from the U.S. Census, the 2011-2015 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in DeKalb County.

According to the 2011-2015 5-Year American Community Survey, DeKalb County is the fourth largest county in the state of Georgia with a population of 716,331 residents and 267,396 households. DeKalb County experienced population growth of 7.6% between 2000 and the 2015 5-Year ACS estimates, however, many neighboring metro Atlanta counties are growing more quickly. Neighboring Fulton and Gwinnett Counties grew by 20.6% and 46.0%, respectively, over the same period. The Atlanta Regional Commission forecasts continued population growth in each of these jurisdictions over the coming decades, with a forecast 2040 DeKalb County population of 874,424. Gwinnett is predicted to become the state's most populous county by that time (1.3 million residents), followed by Fulton (1.2 million residents) and Cobb County (885,062 residents).

Median household income in DeKalb County is estimated at \$51,376; higher than the state median of \$49,620, but lower than both Fulton and Gwinnett County. Median household income in DeKalb County increased slightly by approximately 4.6% between 2000 and 2015, however this increase lags significantly behind the 38.5% rate of inflation over the same interval.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 110,520 households in DeKalb County have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)), and together constitute nearly half (47%) of the county's households. Small family households comprise the largest portion (37%) of households with low or moderate incomes followed by households with seniors (26%) and households with young children (20%). Close to two-thirds of households with young children and the majority (60%) of large family households have low or moderate incomes. Low- or moderate-income households exceed 40% in each of their respective household type subgroups.

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

Summary of Housing Needs

For many low- and moderate-income households in DeKalb County, finding and maintaining suitable housing at an affordable cost is a challenge. Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census' American Community Survey (ACS) that is largely not available through standard Census products. This dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. Cost burden: A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of income.
2. Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. Lack of complete kitchen facilities: A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. Lack of complete plumbing facilities: A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of household income spent on housing costs), severe overcrowding (more than 1.5 people per room), lack of complete kitchen facilities (described above), and lack of complete plumbing facilities (described above).

Table 7 indicates a total of 90,913 households, approximately 39% of all households in DeKalb County, experience one of the listed housing problems. Data for households experiencing severe housing problems provided in Table 8 show 21% of all households (48,220 households) experience one or more severe housing problems listed.

Overall, the most common housing problem in DeKalb County is cost burdens regardless of tenure type. Approximately 70% of all households with incomes under 80% HAMFI (HUD adjusted median family income) in the county experience cost burdens. Severe cost burdens affect 14,308 owners and 28,077 renters, or 38% of households with incomes under 80% HAMFI. For the lowest income households (incomes under 30% HAMFI), severe cost burdens are most common, impacting 26,517 of the 36,785 households at that income level; an additional 3,274 households have a cost burden.

While the primary housing issue facing low- and moderate-income residents are related to affordability, there are other housing needs in the city. Approximately 2% of all households experience overcrowding

(or are doubled up) while 1% of all households have zero or negative (no) income. Less than 1% of all households reside in substandard housing or lack complete plumbing and kitchen facilities. Although these percentages pale in comparison to households with cost burdens, the total number of households experiencing problems other than cost burdens amounts to 11,213 or nearly 5% of all households in DeKalb County.

Outside these four housing problems, other important needs in the county are blight control and enhanced economic viability of neighborhoods (i.e. the colocation of affordable housing with employment centers and in proximity to fresh food sources and other retail and service opportunities).

The remainder of this section characterizes local housing needs in more detail. The Market Analysis component this Plan identifies resources available to respond to these needs (public and other subsidized housing, housing and services for the homeless, and others).

Demographics	Base Year: 2000	Most Recent Year: 2015	% Change
Population	0	0	
Households	0	0	
Median Income	\$49,117.00	\$51,376.00	5%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2000 U.S. Census

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	36,785	31,050	42,685	23,720	99,125
Small Family Households	12,235	11,795	17,180	9,510	46,520
Large Family Households	4,419	3,604	3,815	1,982	6,059
Household contains at least one person 62-74 years of age	5,845	5,439	7,508	4,217	17,107
Household contains at least one person age 75 or older	2,974	3,132	3,476	1,888	5,207
Households with one or more children 6 years old or younger	8,673	6,880	6,804	3,174	8,850

Table 6 - Total Households Table

**Data
Source:**

2011-2015 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	308	123	243	105	779	184	60	153	110	507
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	418	575	213	150	1,356	4	47	24	0	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,865	849	728	214	3,656	109	292	307	148	856
Housing cost burden greater than 50% of income (and none of the above problems)	18,25	5	6,555	1,224	215	26,24	9	6,310	4,639	3,114
										14,75
										2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,400	9,440	10,210	1,770	22,820	1,273	3,329	7,810	3,467	15,879
Zero/negative Income (and none of the above problems)	2,729	0	0	0	2,729	1,255	0	0	0	1,255

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	20,850	8,100	2,420	674	32,044	6,600	5,049	3,584	943	16,176
Having none of four housing problems	3,099	11,315	21,050	9,484	44,948	2,229	6,600	15,620	12,610	37,059

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	2,729	0	0	0	2,729	1,255	0	0	0	1,255

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	
NUMBER OF HOUSEHOLDS									
Small Related	8,490	7,713	4,449	20,652	2,313	2,786	4,394	9,493	
Large Related	3,384	1,939	654	5,977	497	763	651	1,911	
Elderly	2,529	1,865	1,279	5,673	3,188	2,817	2,995	9,000	
Other	7,605	5,539	5,349	18,493	1,785	1,833	2,972	6,590	
Total need by income	22,008	17,056	11,731	50,795	7,783	8,199	11,012	26,994	

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	
NUMBER OF HOUSEHOLDS									
Small Related	7,760	2,804	320	10,884	1,984	1,592	934	4,510	
Large Related	2,880	374	25	3,279	458	368	89	915	
Elderly	2,111	1,007	313	3,431	2,464	1,552	1,049	5,065	

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	7,285	2,549	649	10,483	1,575	1,170	1,073	3,818
Total need by income	20,036	6,734	1,307	28,077	6,481	4,682	3,145	14,308

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,889	1,034	764	254	3,941	109	231	85	45	470
Multiple, unrelated family households	375	310	172	65	922	15	108	240	113	476
Other, non-family households	39	70	4	45	158	0	0	15	0	15
Total need by income	2,303	1,414	940	364	5,021	124	339	340	158	961

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimates of the number of non-elderly single person households in need of housing assistance are included in the “other, non-family” category of Tables 9 and 10. This category includes multi-person

households whose members are unrelated (e.g., roommates, un-married partners, etc.). There are an estimated 25,083 single-person or multi-person unrelated households with low or moderate incomes who spend more than 30% of their income on housing. Single-person or multi-person unrelated households comprise nearly a third of all households experiencing cost burdens. The majority (73%) are renters and the remaining 26% are owners.

The distribution of single person households experiencing cost burdens is fairly even across income levels. 41% have very low incomes (0-30% HAMFI), 30% have low incomes (>30-50% HAMFI), and the remaining 29% have moderate incomes (>50-80% AMI). The distribution of single-person, owner households show contrasting patterns with the largest percentage (45%) of households with cost burdens falling under the moderate-income levels. Very low-income and low-income households comprise 27% and 28% of single-person, non-family households experiencing cost burdens.

More than half (14,301 households) of single-person, non-family households with cost burdens have housing costs that exceed 50% of their income. Renters and owners comprise 73% and 16%, respectively, of severely cost burdened households. Approximately 51% of households experiencing severe cost burdens are renter households and have incomes under 30% HAMFI. The proportion balloons to 69% when including the number of renter households with incomes under 50% HAMFI.

Table 11 provides data for single-person, non-family households that indicate only a small percentage (3%) experience problems with overcrowding. Similar to the distribution of households with cost burdens, renter households experiencing overcrowding outnumber owner households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data gathered from the 2009-2013 ACS estimates 65,866 disabled persons residing in DeKalb County, approximately 10% of the county's total population. There is no data available that shows housing needs of households with disabled persons, however, patterns found among CHAS data on household income and housing problems can be used to estimate the need for housing assistance among the disabled population. Assuming the pattern of low- to moderate-income households experiencing more housing problems applies, poverty status data could indicate if disabled populations have a greater risk of experiencing housing problems. 2009-2013 ACS estimates 23% of the disabled population fall below the poverty level of \$11,490 in 2013. In comparison, households with incomes below 30% HAMFI comprised only 16% of all households in DeKalb County, but accounted for 43% of all households experiencing one or more housing problems. Therefore, a larger proportion of low-income residents would likely indicate increased susceptibility to housing problems for disabled persons. Additionally, people with disabilities often face greater difficulty finding appropriate housing, given the scarcity of housing that is both affordable and accessible to people with disabilities.

The Women's Resource Center to End Domestic Violence (WRCDV) provides services to victims of domestic violence in DeKalb County. According to the 2017 Annual Report, the safehouse program

administered by WRCDV housed 42 adult guests and 61 child guests. Furthermore, the Georgia Coalition Against Domestic Violence (GADV) reported a total of 6,022 victims of domestic violence were sheltered throughout the state in 2017. Service providers generally report continued need for adequate housing assistance for victims of domestic violence.

What are the most common housing problems?

CHAS data indicates the most common housing problems in DeKalb County regardless of tenure type are unaffordable housing costs. Over one-third of all households in DeKalb County experience housing cost burdens of which 92% are low- to moderate-income households. The proportion of low- to moderate-income households increases to 98% among households experiencing severe housing cost burdens. 54% of all households with incomes under 30% HAMFI experience severe cost burdens. Renter households are more likely to experience cost burdens compared to owner households within all income bands studied here except for households with incomes between 80% and 100% AMI, where cost burden affects more owners than renters.

In addition to CHAS data on housing cost burdens, housing affordability problems are found to be present in DeKalb County by other studies that use different datasets. In the 2018 *DeKalb County Housing Affordability Study*, findings show a loss of affordable housing units in recent years that further limits housing options for low-income households. This study also found vacancy rates have more than doubled between 2000 and 2015.

The most common housing problems are related to affordability; however, overcrowding and substandard housing are problems experienced by approximately 3% of all households in DeKalb County. Although 3% does not seem significant, it accounts for 7,229 households possibly living with severe housing problems.

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

Renter households are disproportionately affected by housing problems than owner households. Generally, low to moderate income households are also more likely to experience one of the listed housing problems. Table 8 indicates renters with income less than 30% HAMFI comprise 43% of all households experiencing one or more housing problems.

The number of renter households (5,012) that experience overcrowding is more than five times the number of owner households (931) with the same problem. Renters and owners with low to moderate income are also more likely to experience overcrowding. Households experiencing cost burdens skews heavily towards renters and low- to moderate-income households. 92% of all cost burdened households are comprised of households with low or moderate income of which 47% are households below 30% HAMFI. Renter households with incomes less than 30% HAMFI experiencing severe cost burdens is the largest subgroup (18,255 households) by a significant margin. The second largest subgroup (10,210

households) is comprised of renter households with incomes between 50% and 80% HAMFI experiencing cost burdens.

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

According to the 2017 US Census data, 20% of DeKalb County residents are living at or below the poverty level. Nine out of ten of those residents are cost burdened, spending 30-50% of their income for housing, not including childcare, medical or transportation costs. Low wages, rising rental costs, and the scarcity of affordable housing for low- and extremely low-income households place vulnerable households at even greater risk for eviction or homelessness. Individuals and families at imminent risk and those who have experienced homelessness and are receiving rapid re-housing assistance often face a myriad of barriers including prior histories of homelessness or eviction, chronic physical or mental disabilities, poor credit, criminal histories, and limited access to additional education or job skills training. The greatest need of formerly homeless families and individuals receiving rapid re-housing assistance is the availability of standard housing that is affordable to households at or below 50% AMI.

For formerly homeless families and individuals nearing the termination of assistance, the top needs are for increased, sustainable income (earned and unearned); access to Social Security disability and other mainstream benefits; linkages to health, mental health, and legal services; access to affordable transportation and childcare; and ongoing case management and supportive services.

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

The DeKalb County Continuum of Care does not prepare estimates of the number of households at-risk of homelessness. Over the last five program years (2014 through 2018), the County provided homelessness prevention for about 380 households at-risk of homelessness. According to Emergency Solutions Grant (ESG) standards, households eligible for homelessness prevention assistance include (1) includes under 30% of area median income, (2) lack of sufficient resources and support networks to retain housing without assistance, and (3) participation in initial consultation to determine eligibility and assess needs.

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

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low income homeowners at risk of foreclosure and subsequent homelessness.

Discussion

Not applicable.

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

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

Introduction

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to needs at that income level as a whole to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI) or \$25,750 for a family of four;
- Low income – 30 to 50% AMI or \$25,751 to \$39,850 for a family of four;
- Moderate income – 50 to 80% AMI or \$39,851 to \$63,750 for a family of four; and
- Middle income – 80 to 100% AMI or \$63,751 to \$79,700 for a family of four.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	30,150	2,641	3,984
White	5,037	669	779
Black / African American	19,700	1,633	2,484
Asian	1,732	120	278
American Indian, Alaska Native	158	20	15
Pacific Islander	20	0	0
Hispanic	2,673	129	333

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data
Source:

2011-2015 CHAS

*The four housing problems are:

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

Out of a total of 36,775 very low-income households in DeKalb County, 30,150 (82%) have one or more housing problems. Black or African American households make up the majority of households experiencing one or more housing problems (65% or 19,700 households). White households make up 17% of very low-income households with one or more housing problems; Hispanic households make up 9%; and Asian households make up 6%. All of 20 households in the Pacific Islander subgroup experience one or more housing problems, meeting HUD's definition of a disproportionately greater need.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,925	5,129	0
White	4,019	1,998	0
Black / African American	16,489	2,368	0
Asian	1,365	317	0
American Indian, Alaska Native	84	0	0
Pacific Islander	0	0	0
Hispanic	3,445	373	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Of the 31,054 low-income (30-50% AMI) households in DeKalb County, 83% of households have one or more housing problems. About two-thirds (64%) of households in the low-income income category with one or more housing problems are Black/African American; 16% are white; 13% are Hispanic; and 5% are Asian. All of the 84 households in the American Indian/ Alaskan Native subgroup experience one or more housing problems, meeting HUD's definition of a disproportionately greater need.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,040	18,649	0
White	4,619	3,582	0
Black / African American	16,279	12,194	0
Asian	1,040	828	0
American Indian, Alaska Native	75	25	0
Pacific Islander	0	0	0
Hispanic	1,611	1,623	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

Of the 42,689 moderate-income (50-80% AMI) households in DeKalb County, 56% of households have one or more housing problems. More than two-thirds (68%) of households in the moderate-income category with one or more housing problems are Black/African American; 19% are white; 7% are Hispanic; and 4% are Asian. The American Indian/ Alaskan Native subgroup has the highest percentage (75%) of households experiencing problems within this income group, exceeding HUD's threshold to have a disproportionately greater need.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,873	16,834	0
White	2,327	4,208	0
Black / African American	3,844	10,898	0
Asian	273	452	0
American Indian, Alaska Native	4	130	0
Pacific Islander	0	15	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	350	956	0

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

Just under one-third (29%) of 23,707 middle-income households have one or more housing problems. A little over half (56%) of households in this income category with one or more housing problems are Black/ African American; 34% are white; 5% are Hispanic; and 4% are Asian. There are no racial or ethnic groups that exhibit a disproportionately greater need according to HUD's definition.

Discussion

Overall, while housing problems are most common in households in the lowest income groups, they are prevalent among all income groups. Black/African American households made up the majority of households in all income groups in DeKalb County as well as the majority of households with one or more housing problems. White, Hispanic, and Asian subgroups also included large numbers of households experiencing one or more housing problems.

For the very low- and low-income groups, white households were least likely to have a housing problem. At very low incomes, 78% of white households have a housing problem, compared to housing need rates that range from 81% to 85% for other racial groups (with the exception of the small number of Pacific Islander households, all of which were estimated to have a housing need). Similarly, at low incomes, 67% of white households have a housing problem compared to 81% of Asian households, 87% of African American households, and 90% of Hispanic households.

At moderate incomes (50-80% AMI), housing need rates were relatively similar for white, African American, Asian, and Hispanic households, ranging from 50% (for Hispanic households) to 57% (for Black/African American households). For the middle-income households, need rates for the county's four most populous racial and ethnic groups range from 26% for African American households to 38% for Asian households.

Across all income levels, the racial and ethnic groups that meet HUD's definition of a disproportionately greater need have small numbers of households (with the 84 low-income American Indian/Alaska Native

households being the largest). Among very low-income households, all 20 Pacific Islander households experienced housing problems. American Indian/Alaska Native households showed disproportionately greater need at both low- and moderate-income levels with 100% and 75%, respectively, of households experiencing problems. There are no racial or ethnic groups that are disproportionately affected by housing problems in the middle-income group.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

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

Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole to identify any disproportionately greater needs. Like the preceding analysis, this section uses HUD's definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI) or \$25,750 for a family of four;
- Low income – 30 to 50% AMI or \$25,751 to \$39,850 for a family of four;
- Moderate income – 50 to 80% AMI or \$39,851 to \$63,750 for a family of four; and
- Middle income – 80 to 100% AMI or \$63,751 to \$79,700 for a family of four.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,450	5,328	3,984
White	4,412	1,307	779
Black / African American	17,980	3,344	2,484
Asian	1,606	245	278
American Indian, Alaska Native	129	49	15
Pacific Islander	20	0	0
Hispanic	2,513	288	333

Table 17 – Severe Housing Problems 0 - 30% AMI

Data
Source:

2011-2015 CHAS

*The four severe housing problems are:

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

Out of a total of 36,762 very low-income households, 75% of households in DeKalb County have one or more severe housing problems. About two-thirds of households in this income category with one or more severe housing problems are Black/African American (66% or 17,980 households); 16% are white; 9% are Hispanic; and 6% are Asian. Pacific Islander households are the only racial and ethnic group to experience disproportionately greater needs, with all of the 20 households in this group estimated to have a severe housing problem. Hispanic households have the second-highest percentage of households with severe problems at 80%. For all other groups, rates of households with severe needs are between 67% and 76%.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,149	17,915	0
White	2,457	3,527	0
Black / African American	8,118	10,759	0
Asian	619	1,054	0
American Indian, Alaska Native	50	34	0
Pacific Islander	0	0	0
Hispanic	1,607	2,212	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

About two-in-five (42%) of the 31,064 low-income households in DeKalb County have severe housing problems. Sixty-two percent (62%) of households in this income category with one or more severe housing problems are Black/African American; 19% are white; 12% are Hispanic; and 5% are Asian. Only American Indian/Alaska Native households meet HUD's definition of disproportionately greater need, with 60% of the 84 households in this subgroup experiencing one or more severe housing problems. For

other racial and ethnic groups, the share of households with a severe housing need ranges from 37% for Asian households to 43% for African American households.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,004	36,670	0
White	1,451	6,736	0
Black / African American	3,523	24,974	0
Asian	365	1,503	0
American Indian, Alaska Native	10	90	0
Pacific Islander	0	0	0
Hispanic	558	2,692	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Fourteen percent (14%) of the 42,685 moderate-income households experience severe housing problems in DeKalb County. About 59% of households in this income category with one or more severe housing problems are Black/African American (3,523 households); 24% are white; 9% are Hispanic; and 6% are Asian. The share of households with severe housing needs range from 10% (or 10 households for American Indians/Alaska Natives) to 19% (or 365 households for Asians). There are no indications of disproportionately greater needs of different racial and ethnic groups.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,617	22,094	0
White	609	5,938	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	733	14,014	0
Asian	120	612	0
American Indian, Alaska Native	0	134	0
Pacific Islander	0	15	0
Hispanic	155	1,151	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

Among the middle-income group, only 7% of all households experience severe housing problems. Just under one-half of households in this income category with one or more severe housing problems are Black/African American (45% or 733 households); 38% are white; 10% are Hispanic; and 7% are Asian. There are no racial and ethnic groups that exhibit disproportionately greater need and shares of households experiencing severe housing needs range from 5% for African American households to 16% for Asian households.

Discussion

Black/African American households make up the majority of households in all income groups as well as the majority of households with one or more severe housing problems. An estimated total of 30,354 Black/African American households with incomes under 100% AMI have a severe housing need (or 35% of total Black/African American households at that income level. Forty-two percent of both Hispanic and Asian households with incomes under 100% AMI have a severe need (or 4,833 Hispanic and 2,710 Asian households). One-third of white households with incomes under 100% AMI have a severe housing problem (33% or 8,929 households).

There were only two racial or ethnic groups to experience disproportionately greater rates of severe housing need, as defined by HUD. Similar to data presented in NA-15, the number of households with severe housing problems that exhibited a disproportionately greater need is very small. One hundred percent (100%) of Pacific Islander households with incomes under 30% AMI have severe housing problems; however, there are only 20 households in this group. About 59% of 84 total American Indian/Alaska Native households in the low-income group experience severe housing problems and

disproportionately greater need. Again, this is a very small portion of the 31,064 low-income households in the jurisdiction as a whole.

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

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

Introduction:

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated. Note that no racial or ethnic group has more than 5% of households with no or negative income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	138,800	46,496	43,939	4,124
White	54,305	10,487	9,008	849
Black / African American	69,005	28,979	27,960	2,509
Asian	5,950	2,049	2,133	333
American Indian, Alaska Native	355	132	164	15
Pacific Islander	15	0	20	0
Hispanic	7,023	4,162	3,406	333

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Table 21 shows that approximately 39% of all households in DeKalb County are considered housing cost burdened. Black/African American households (56,939 households) make up the majority of the more than 90,000 cost burdened households in DeKalb County (63%).

White households are least likely to be housing cost burdened, with only 26% spending more than 30% of income on housing costs. Pacific Islanders are most likely to be housing cost burdened (57% of households), followed by Hispanic (52%), American Indian/ Alaskan Native (46%), and Black/African American (45%) households.

Among cost burdened households in DeKalb County, 20% are cost burdened by spending between 30% and 50% of their income on housing costs. Black/ African American households comprise the majority of cost burdened households spending between 30 and 50% of income on housing (28,979 households, or 62%). White households make up 23% of households spending 30-50% of income on housing costs; Hispanic households make up 9%; and Asian households make up 4%.

Households with housing costs that exceed 50% of household income are considered severely cost burdened. Nineteen percent (19%) of all households in DeKalb County experience a severe cost burden. Again, Black/African American households comprise the majority of these households (27,960 households, or 64%). White households make up 22% of households spending more than 50% of income on housing; Hispanic households make up 8%; and Asian households make up 5%.

Only 12% of white households spend more than half of their income on housing costs, while proportions of other racial and ethnic groups with severe cost burdens range from 20% to 25%.

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

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

CHAS data indicates two racial and ethnic groups have disproportionately greater needs relative to the needs of an entire income category. Across all categories and income levels, Pacific Islander and American Indian/Alaska Native households are the only groups to exceed the threshold to exhibit disproportionately greater need. All Pacific Islander households have incomes less than 30% HAMFI, experience housing problems, and are severely cost burdened. There are only 20 total Pacific Islander households in DeKalb County which skews the data to deviate from patterns found among other groups with larger sizes.

Although slightly larger than the Pacific Islander population, there is only a small number of American Indian/Alaska Native households in DeKalb County. American Indian/Alaska Native households with low-to moderate-income levels are disproportionately impacted by housing problem. All American Indian/Alaska Native households with incomes between 30% and 50% HAMFI experience one or more housing problems while 59% of the same group experience severe housing problems. American Indian/Alaska Native households with moderate also have housing problems and disproportionately greater needs.

While Black/African American households do not exhibit disproportionately greater needs relative to other groups, these households represent the greatest numbers of households with housing problems and cost burdens. White and Hispanic households also make up large numbers of households with problems and cost burdens.

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

Although not reflected in HUD's Comprehensive Housing Affordability Strategy (CHAS) data, Point-in-Time counts of the homeless population in DeKalb County indicates that Black/African Americans and people of multiple races are more likely to be homeless than other racial or ethnic groups. Black/African American residents make up 83% of the homeless population compared to only 54% of DeKalb County overall. People of multiple races comprise 4% of the homeless population compared to only 2% of the county's overall population. Section NA-40 discusses homeless needs by race and ethnicity in greater detail.

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

Maps in Section MA-50 show the population distribution for racial and ethnic groups in DeKalb County. Black/African American residents make up large shares of the population located in central and southern DeKalb County, an area comprising about two-thirds of the county's land. This area is roughly

bounded by Stone Mountain Freeway, north of which Black residents make up smaller shares of the population. The white population is more heavily concentrated in the northern portion of the county, particularly the northeast quadrant.

The northern tip of DeKalb County houses higher shares of Hispanic residents. These concentrations occur primarily along the Buford Highway corridor and stretch out past county boundaries to the northeast. The concentrations of Asian residents are not as strong and visible as Black and Hispanic populations, however, the majority of the Asian population in DeKalb County reside in the northern half of the county.

American Indian/Alaska Native residents make up a very low share of the County's population (less than 1% according to the 2013-2017 American Community Survey) are relatively evenly distributed throughout DeKalb County without any concentrations or clustering. Note that in most maps in Section MA-50, each dot on the map represents 75 residents, while in the map showing Native American population each dot on the map represents only 5 American Indian/Alaska Native residents. This change was made so that the considerably smaller American Indian/Alaska Native population would be visible on the map.

NA-35 Public Housing – 91.205(b)

Introduction

DeKalb County residents are served by three housing authorities: the Housing Authority of DeKalb County, the Housing Authority of the City of Decatur, and the Housing Authority of the City of Lithonia. Between public housing, Housing Choice Vouchers, project-based vouchers, and units under the Section 202 and Section 811 programs, a total of over 9,400 subsidized units are available in the county, housing nearly 25,000 individual residents. Voucher programs are the primary source of these subsidized housing units representing 8,227 (88%) of these subsidized units (6,133 Housing Choice Vouchers and 2,094 Project-Based Vouchers). There are 814 units of conventional public housing in DeKalb County and another 382 units designated for elderly and/or disabled households through the Section 202 and 811 programs.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	262	5,698	102	5,080	308	135	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

	Units Available	Residents Served
Public Housing	814	1,778
Housing Choice Vouchers	6,133	19,067
Project Based Section 8	2,094	3,346
Section 202	352	369
Section 811	30	29

Total	9,423	24,589
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Table 23 - Public Housing Summary

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based		Family Unification Program
Average Annual Income	0	0	12,883	10,770	8,693	10,575	12,634	8,173
Average length of stay	0	0	6	6	1	7	1	6
Average Household size	0	0	2	2	2	2	1	4
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	106	791	36	716	31	3
# of Disabled Families	0	0	42	1,076	12	923	127	10
# of Families requesting accessibility features	0	0	262	5,698	102	5,080	308	135
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	29	144	5	115	19	3
Black/African American	0	0	199	5,416	83	4,844	287	131
Asian	0	0	34	116	14	102	0	0
American Indian/Alaska Native								
Pacific Islander	0	0	0	7	0	7	0	0
Other	0	0	0	0	0	0	0	0

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Hispanic	0	0	10	61	1	44	11	3
Not Hispanic	0	0	252	5,637	101	5,036	297	132

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The data from HUD PIH Information Center shows DeKalb County as having 262 public housing units in use within the county, 42 (16%) of which are held by a family containing one or more people with a disability; of the county's 5,698 voucher units, 1,076 (19%) are occupied by a disabled household. According to the HUD data, all 262 of the public housing residents and 5,698 voucher households captured in this reporting had requested units with accessibility features. As many people with disabilities live on limited incomes, often just a modest \$771/month SSI payment, there are few options for them other than public housing. Availability of additional units with accessibility features is the greatest need of this population.

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

Current residents in public and other assisted housing units are most immediately in need of opportunities and supports to grow and attain a level of self-sufficiency. These supports include programs in areas such as job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education, and child educational enrichment.

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

The needs of public housing residents and voucher holders are different from those of the county's overall low- and moderate-income population primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

Discussion

Not applicable.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Both general observation and Point-in-Time (PIT) Count data indicate that the number of homeless individuals in DeKalb County has increased since January 2018. Additionally, tracking from one of the major access points for the DeKalb County street population indicated that their month over month intake numbers quadrupled during 2018. Factors that may have influenced this increase in homelessness include the following:

- The largest shelter in Georgia (physically located within the Atlanta City limits) closed. Outreach surveys of unsheltered individuals indicate that many of the homeless migrated from Atlanta.
- According to newspaper articles, earlier in 2019, the City of Atlanta conducted homeless sweeps of the downtown area. A large concentration of homeless individuals was located in the area of the sweep.
- In 2018, the Atlanta airport restricted access to terminals after 10:00 PM to employees and air travel passengers. MARTA eliminated train access after 10:00 PM, as well. This limit in train access caused a shift to other locations. The Decatur and other MARTA stations in DeKalb County became a destination for homeless individuals who were formerly around the Atlanta Airport.

Housing and services for people who are homeless were consistently ranked as priority needs by community members who participated in the survey. Survey results indicate high levels of need for all homelessness services, including permanent supportive housing, permanent housing, assessment and outreach, homeless prevention (including financial assistance for needs such as food and utilities) and rapid rehousing, access to homeless and emergency shelters, transitional housing, wraparound services, and services for homeless youth and youth aging out of foster care. In particular, survey results ranked permanent supportive housing as the highest need for homelessness followed by permanent housing (see "Homeless Needs from the 2019-2023 Consolidated Plan Citizen Input Survey Results"). Survey participants emphasized the need for variety in homeless support services, ranging from rapid rehousing to permanent housing, to support homeless individuals and families in a variety of situations. Results also noted the need for cold weather planning for homeless individuals and families in the county.

Continuum of Care members identified housing and services for homeless youth aging out of foster care, mental health services, case management, and housing for veterans and domestic violence survivors as priorities.

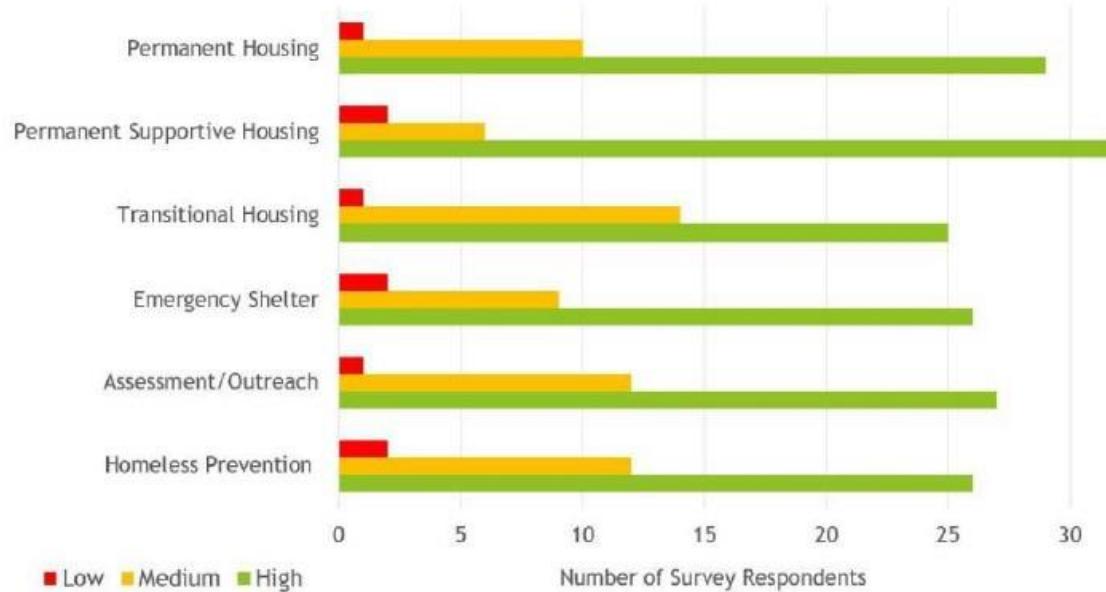
Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

HOMELESS NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Homeless Needs from the 2019-2023 Consolidated Plan Citizen Input Survey Results

Results also suggest the need for additional services that support homeless populations, including mental and physical health services, childcare, workforce development, affordable housing, public assistance, and improved public transportation. In particular, there is a need for additional focus on low- and very low-income populations in planning for affordable housing (e.g., 30% AMI and below). Variety in housing types, including multifamily housing, is needed to provide housing options for a variety of income levels. With regard to public facilities, survey results prioritized

health centers, homeless centers, and youth centers. Childcare centers were also ranked as a high priority and are an important economic support for homeless families and families at risk of homelessness.

The County plans to implement the following steps to mitigate and end homelessness in DeKalb County:

- Increase outreach efforts and encourage the unsheltered to move to appropriate housing.
- Collaborate with the CoC to monitor and reduce homelessness.
- Increase housing for the homeless population, especially those unserved through CoC funding.
- Ensure that the at-risk and homeless populations can easily access services and obtain rapid stable housing.
- Conduct studies and surveys to document homelessness in the area.
- Collect data on the at-risk population to develop programs to prevent homelessness.
- Collaborate with CoC and other agencies to collect data on the causes of homelessness to enable the development of strategies to address the root causes of homelessness.
- Collaborate with agencies and organizations to develop programs to serve at-risk and homeless individuals comprehensively and eradicate homelessness.
- Collaborate with the CoC to ensure that CoC strategies satisfy the needs of DeKalb County.

DEKALB COUNTY 2019 POINT-IN-TIME HOMELESS COUNT

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of households	62	48	0	197	307
Total number of persons	147	76	0	197	420
Number of children (under age 18)	83	27	0	1	111
Number of persons age 18 to 24	0	1	0	10	11
Number of persons over age 24	64	48	0	186	298

Data Source: DeKalb County Continuum of Care 2019 Point-In-Time Count

DeKalb County 2019 Point-in-Time Homeless Count

Indicate if the homeless population
is:

Has No Rural Homeless

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

DeKalb County's 2019 Point in Time Counts indicate that 420 persons were homeless (sheltered and unsheltered) on a given night, including 111 children under the age of 18. Of these, 147 (35%) resided in emergency shelters, 76 were in transitional housing (18%), and 197 were unsheltered (47%).

The median length of time homeless has declined in recent years. In 2017, the median length of homelessness for persons in emergency shelters and supportive housing was 53 nights, down from 77 nights in 2016. The median length of homelessness for persons in emergency shelters, supportive housing, and transitional housing was 82 nights, down from 117 nights in 2016.

Of persons who exited homelessness to a permanent housing destination, 2 percent returned to homelessness in less than 6 months, 3% returned to homelessness from 6 to 12 months, 6 percent returned to homelessness from 13 to 24 months, and 11 percent returned to homelessness within 2 years.

Persons exiting homelessness from emergency shelters were most likely to see a return to homelessness in 2 years, with 18 percent returning to homelessness during a 2-year period. Persons exiting homelessness from street outreach were least likely to return to homelessness.

Nature and Extent of Homelessness: (Optional)

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

Data Source

Comments:

LENGTH OF TIME PERSONS REMAIN HOMELESS

	Universe (Persons)		Average Length of Time Homeless (bed nights)			Median Length of Time Homeless (bed nights)		
	FY 2016	FY 2017	FY 2016	FY 2017	Difference	FY 2016	FY 2017	Difference
Persons in ES and SH	182	266	81	58	-21	77	53	-24
Persons in ES, SH, and TH	375	444	218	177	-41	117	82	-35

Note: This measures the number of clients active in the report date range across ES (emergency shelter), SH (safe haven) and then ES, SH, and TH (transitional housing) along with their average and median length of homelessness. This includes time homeless during the report date range as well as prior to the report start date, going back no further than October 1, 2012. This measure is of the client's entry, exit, and bed night dates strictly as entered in the HMIS system.

Data Source: DeKalb County Continuum of Care

Length of Time Persons Remain Homeless

EXTENT TO WHICH PERSONS WHO EXIT HOMELESSNESS TO PERMANENT HOUSING RETURN TO HOMELESSNESS

Persons who Exited to a Permanent Housing Destination (2 Years Prior)	Returns to Homelessness						Number of Returns in 2 Years			
	In Less than 6 Months		From 6 to 12 Months		From 13 to 24 Months					
	FY 2017	% of Returns	FY 2017	% of Returns	FY 2017	% of Returns				
Exit was from SO	23	0	0%	0	0%	0	0%	0		
Exit was from ES	72	4	6%	6	8%	3	4%	13		
Exist was from TH	119	0	0%	0	0%	11	9%	11		
Exist was from SH	0	0	---	0	---	0	---	0		
Exit was from PH	238	3	1%	7	3%	15	6%	25		
Total Returns to Homelessness	452	7	2%	13	3%	29	6%	49		

Note: This measures clients who exited SO (street outreach), ES (emergency shelter), TH (transitional housing), SH (safe haven), or PH (permanent housing) to a permanent housing destination in the date range two years prior to the report date range. Of those clients, the measure reports on how many of them returned to homelessness as indicated in the HMIS for up to two years after their initial exit.

Data Source: DeKalb County Continuum of Care

Extent to which Persons who Exit Homelessness to Permanent Housing Return to Homelessness

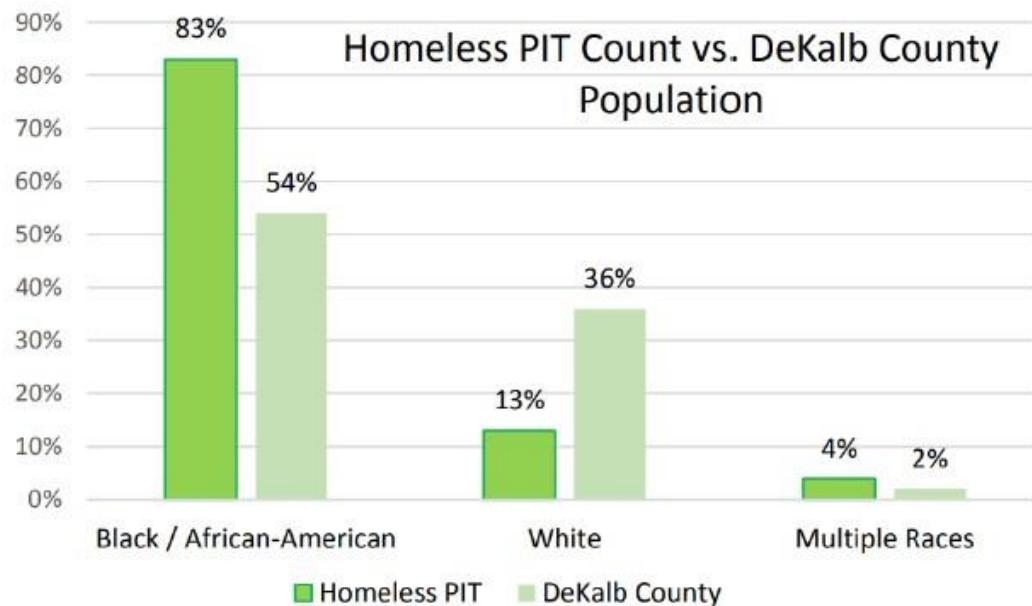
DEKALB COUNTY 2019 POINT-IN-TIME HOMELESS COUNT: PERSONS IN HOUSEHOLDS WITH AT LEAST ONE ADULT AND ONE CHILD

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	31	11	0	42
Total number of persons	116	39	0	155
Number of persons under age 18	83	27	0	110
Number of persons age 18 to 24	0	0	0	0
Number of persons over age 24	33	12	0	45

Data Source: DeKalb County Continuum of Care 2019 Point-In-Time Count

DeKalb County 2019 PIT Homeless Count: Persons in Households with at Least 1 Adult and 1 Child

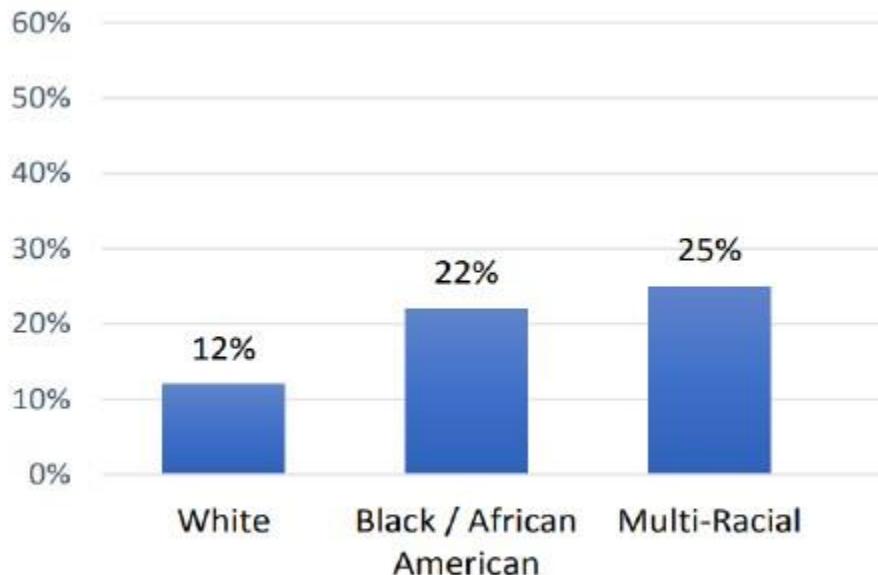
DEKALB COUNTY HOMELESS PIT COUNT VERSUS DEKALB COUNTY POPULATION



Data Source: DeKalb County Continuum of Care

DeKalb County Homeless PIT Count versus DeKalb County Population

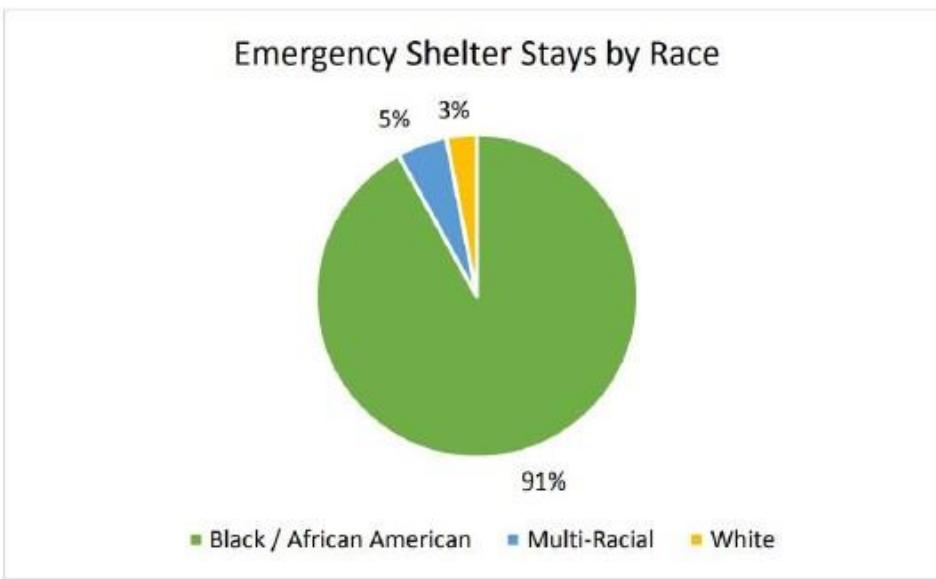
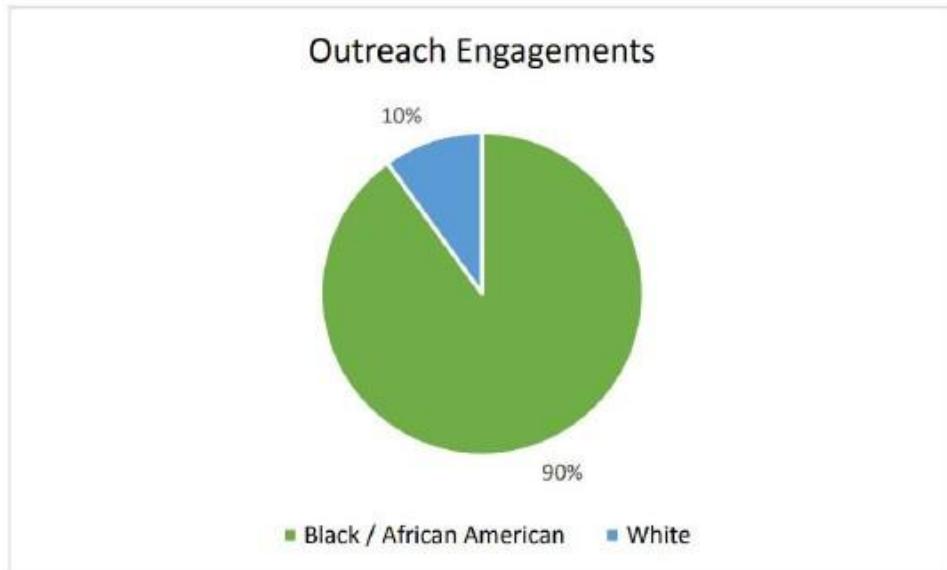
BELow POVERTY RATES BY RACE IN DEKALB COUNTY



Data Source: DeKalb County Continuum of Care

Below Poverty Rates by Race in DeKalb County

DEKALB COUNTY CONTINUUM OF CARE OUTREACH ENGAGEMENTS AND EMERGENCY SHELTER STAYS BY RACE



Data Source: DeKalb County Continuum of Care

DeKalb County Continuum of Care Outreach Engagements and Emergency Shelter Stays by Race

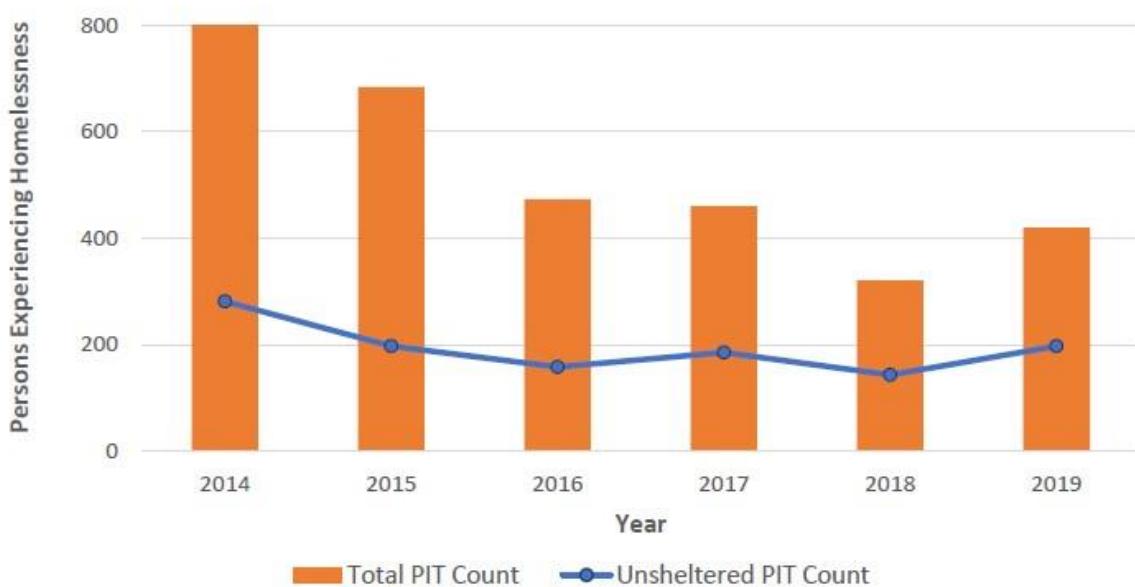
RACE AND ETHNICITY OF SHELTERED AND UNSHELTERED HOMELESS PERSONS IN DEKALB COUNTY

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Homeless Persons by Race					
White	7	7	0	31	45
Black or African American	139	63	0	157	359
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0	0	0	0
Multiple Races	1	6	0	9	16
Homeless Persons by Ethnicity					
Non-Hispanic / Non-Latino	139	72	0	187	398
Hispanic / Latino	8	4	0	10	22

Data Source: DeKalb County Continuum of Care 2019 Point-In-Time Count

Race and Ethnicity and Unsheltered Homeless Persons in DeKalb County

DEKALB COUNTY POINT-IN-TIME HOMELESS COUNTS FROM 2014 TO 2019



Data Source: DeKalb County Point-in-Time Homeless Counts

DeKalb County Point-in-Time Homeless Counts from 2014 to 2019

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

The 2019 Point in Time Counts estimate that 42 households with at least one adult and one child, including a total of 155 adults and children, were homeless on a given night. The majority of these families with children stayed in emergency shelters (116 adults and children), while some resided in transitional housing (39 adults and children).

A total of 1,158 families with children completed coordinated entry pre-screens:

- 428 were literally homeless (317 request PH; 312 request ES)
- 156 were staying in hotel/motels self-pay, 114 requested ES or hotel/motel
- 270 were renting or owned a home and in need of prevention services
- 304 were staying with family/ friends

Of homeless families, 16 are veterans.

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

As can be seen from the 2018 Homeless Point-in-Time Count, the rate of homelessness is skewed higher (over-represented) for people who are Black or African American and of multiple races as compared to the U.S. Census Bureau Data for the general DeKalb County population (see "DeKalb County Homeless PIT Counts versus DeKalb County Population"). Thus, DeKalb County found similar results with data from across the country that Black or African American residents are largely overrepresented within the population experiencing homelessness.

Often times, these inequities may be manifested in the distribution of wealth, power, and life opportunities afforded to people based on their race or ethnicity. According to the U.S. Census Bureau, the white population has the lowest rate of poverty in DeKalb County with American Indian / Alaska Native having the highest rate (see "Below Poverty Rates by Race in DeKalb County"). People living in poverty are at a higher risk of becoming homeless than those who are more financially stable.

DeKalb County's general population is majority Black / African American (54%). The homeless Point-In-Time count indicates that the majority of the homeless population are Black / African American (83%). Similarly, the majority of the population requesting services and housing via coordinated entry are Black / African American (88%). Additionally, the majority of people that outreach finds and engages on the street are majority Black / African American (90%) (see "DeKalb CoC Outreach Engagements and Emergency Shelter Stays by Race"). Thus, the majority of homeless people that DeKalb County permanently houses via rapid rehousing and permanent supportive housing are Black / African American (94%). Based on the data that the CoC has available, there does not appear to be evidence of racial disparity between homeless assistance need, provision and outcome.

The most recent (2019) Point-In-Time Count reveals similar trends: a high percentage of homeless adults and children in DeKalb County (359 of 420, or approximately 85%) are Black or African American. With

regard to ethnicity, the large majority of homeless persons were non-Hispanic/ non-Latino (398 of 420, or about 95%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Point-In-Time Counts since 2014 indicate a significant reduction (-48%) in the number of homeless persons counted over the last six years, from 801 in 2014 to 420 in 2019. Over that time, the lowest PIT count was 321 homeless persons counted in 2018. While the number of unsheltered homeless persons also decreased over the last six years, going from 281 in 2014 to 197 in 2019, the share of homeless persons who are unsheltered increased. In 2014, 35% of people included in the PIT count were unsheltered; in 2019, that share was 47% (see "DeKalb County Point-in-Time Counts from 2014 to 2019").

Discussion:

Overall, the data from the point in time counts indicate that while the numbers of homeless persons in DeKalb County have declined since 2014, the share of those who are unsheltered has increased. The homeless population in DeKalb is primarily Black or African American and non-Hispanic. Notably, persons exiting homelessness to permanent housing were more likely to return to homelessness within two years if exiting from emergency shelters than from other housing situations.

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

Introduction:

This section discusses the characteristics and needs of persons in various subpopulations of DeKalb County who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

Describe the characteristics of special needs populations in your community:

According to the 2013-2017 ACS 5-year estimates, 7.6% of DeKalb County's population is elderly (aged 65 to 74) while 4.4% is considered frail elderly (age 75 and over). A significant number of residents over the age of 65 (34.7%) have a disability. Within the County, 10.6% of all residents had one or more disabilities, including:

- Hearing difficulty – 2.2%
- Vision difficulty – 2.4%
- Cognitive difficulty – 4.4%
- Ambulatory difficulty – 5.9%
- Self-care difficulty – 2.3%
- Independent living difficulty – 5.4%

The senior population will continue to increase substantially in the next five years. The Atlanta Regional Commission estimates that by 2030, 1 out of every 5 residents of the Atlanta metro will be over age 60 (from Atlanta Regional Commission's *Live beyond expectations: Regional strategic plan July 2015 - June 2020*, <https://atlantaregional.org/aging-health/aging-and-health-overview/>). Affordable senior housing and the facilities to support these individuals are critical to meet the demand of this increasing population. Maintaining the level of services currently provided to this increasing senior population is something that will need to be addressed. With these programming facilities for seniors in place, the demand of other senior services, such as affordable housing, meals on wheels, transportation and housing rehab programs will increase substantially.

According to AIDSVu, a public health information and mapping tool backed by Emory University's Rollins School of Public Health, there are approximately 49,463 people in Georgia living with HIV (from AIDSVu by Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University (CFAR), <https://aidsvu.org/state/georgia/>). In DeKalb County, the incidence of HIV is estimated at 1,167 cases per 100,000 people, equating to 8,590 DeKalb County residents living with the disease.

An annual survey sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older. In 2011, an estimated 20.6 million persons in the U.S. were classified with substance dependence or abuse in the past year (8.0 percent of the population aged 12 or older). Of these, 2.6 million were classified with dependence or abuse of both alcohol and illicit drugs, 3.9 million had dependence or abuse of illicit drugs but not alcohol, and 14.1 million had dependence or abuse of alcohol but not illicit drugs (from the Substance Abuse and Mental Health Services Administration's 2011 National Survey on Drug Use and Health: Summary of National Findings). Extrapolating these figures to DeKalb County's population, approximately 58,885 DeKalb residents age 12 or older may have a substance dependence or abuse disorder.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include access to healthcare; affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social services including counseling, case management, and other services and facilities; and safe streets and sidewalks.

According to the Atlanta Regional Commission's Regional Strategic Plan focused on aging, additional concerns for older adults and persons with disabilities may include inaccessible and unaffordable transportation; lack of awareness of services available; waiting lists for services; lack of housing options; inconsistent sidewalks, unsafe street crossings, lighting, and general public safety; and the "technological divide" for the small but critical population that does not have access to the internet. Needs include community development that is transparent, recognizes the aging population, and ensures access to healthcare, shopping, recreation and walkability/safety; transportation that is accessible, affordable and flexible; housing stock that is diverse, affordable, safe and not segregated; and access to information and services that is well-marketed (from Atlanta Regional Commission's *Live beyond expectations: Regional strategic plan July 2015 - June 2020*, <https://atlantaregional.org/aging-health/aging-and-health-overview/>). In particular, evidence-based services and support are needed for frail older adults, persons with disabilities, and persons with Alzheimer's disease and dementia and their caregivers; long-term supports and services to help older adults and persons with disabilities remain in the community; opportunities for social engagement and health through senior centers; screening and treatment to appropriate behavioral health interventions for older adults and persons with disabilities; and expanded housing options near services that can support quality of life for persons of all ages and abilities (from Atlanta Regional Commission's *Live beyond expectations: Regional strategic plan July 2015 - June 2020*). Persons with disabilities in particular often require accessible features and ground floor housing units and use of supportive/therapeutic animals.

Additional subpopulations have specific needs:

- Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators.
- Persons with criminal records and their families may be disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.
- Refugee populations will need assistance in becoming self-sufficient as the number of refugees entering the United States and DeKalb County continues. Programming and infrastructure to meet the needs of this low-income population will be necessary to ensure self-sufficiency, sustainability and growth. Refugee populations often need support with physical and mental health services, counseling, skills training, food and healthcare assistance, legal resources, and support in accessing available resources.

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

As described previously in this section, there are approximately 49,463 people in Georgia living with HIV. Of these, an estimated 8,590 are DeKalb County residents. Statewide data finds that men are far more likely to be living with the disease, making up more than three in four cases. More than 68% of Georgians living with HIV are Black, 19% are white, and nearly 7% are Latino. HOPWA funds for the eligible Metropolitan Statistical Area including DeKalb are administered by the City of Atlanta.

Discussion:

Not applicable.

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

Describe the jurisdiction's need for Public Facilities:

Buildings and infrastructure open to the general public, whether owned by the government or by nonprofits, may be considered public facilities under the CDBG program. Through a community survey DeKalb County's needs in this area were ranked as follows, with one being the highest priority:

1. Youth centers
2. Health care
3. Homeless centers
4. Parks and recreation facilities
5. Neighborhood facilities
6. Childcare centers
7. Senior center
8. Parking

Public facility needs identified in the County's *2035 Comprehensive Plan* include:

- Additional neighborhood parks along with trails and green spaces throughout the county
- Special needs and senior housing
- School improvements through better communication with the school district

Priorities among other community plans include:

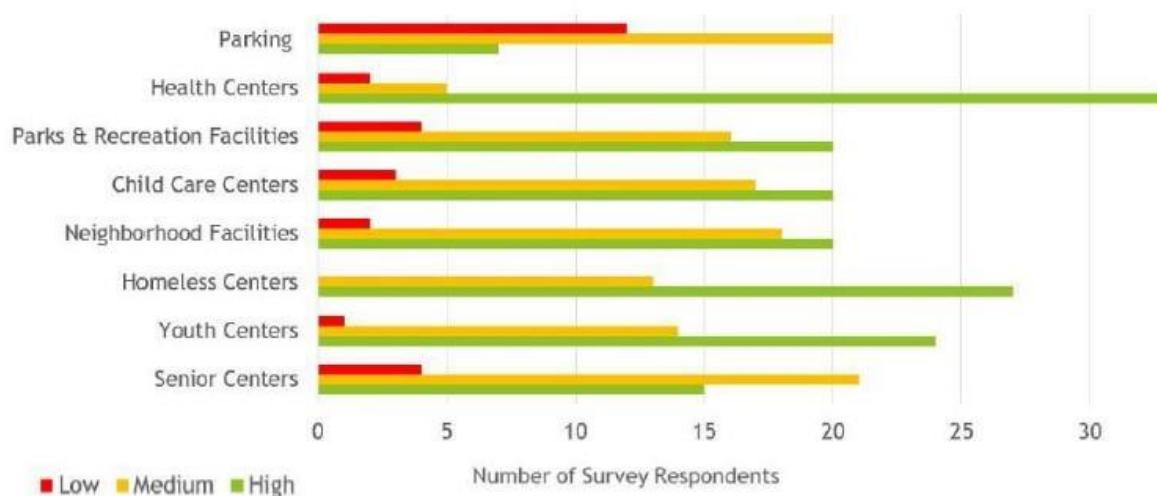
- Multimodal transportation (walking, bicycling, transit)
- Additional parkland and trails
- Civic space, particularly in town cores, such as city halls, community centers, etc.
- Additional or improved schools
- Arts facilities

How were these needs determined?

The public facility needs listed above were generated based on input from multiple stakeholders consulted through a community survey regarding public services.

Needs were also determined based on a review of previous local and regional plans, such as DeKalb County's *2035 Comprehensive Plan*, and Comprehensive Plans from communities that participate in the Service Delivery Strategy as outlined in the DeKalb County Comprehensive plan: Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stonecrest, Stone Mountain, and Tucker.

PUBLIC FACILITY NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Public Facility Needs from the 2019-2023 Consolidated Plan Citizen Input Survey Results

Describe the jurisdiction's need for Public Improvements:

Public improvements include infrastructure and physical improvements to public facilities. DeKalb County's needs in this area commonly were ranked as follows, with one being the highest priority, in the community survey:

1. Sidewalks
2. Street improvements
3. Sewers
4. Water improvements
5. Flood drains

Public improvement needs identified in the *County's 2035 Comprehensive Plan* include:

- Preservation of green space
- Parks and trails
- Public transportation to accommodate high intensity uses
- Implementation of Best Management Practices (BMPs) to reduce pollution and accommodate stormwater runoff
- Sidewalks
- Improved infrastructure and aesthetics along major corridors
- Management and improvement of the transportation system
- Trees and landscaping along streets and other public property

Priorities among other community plans include:

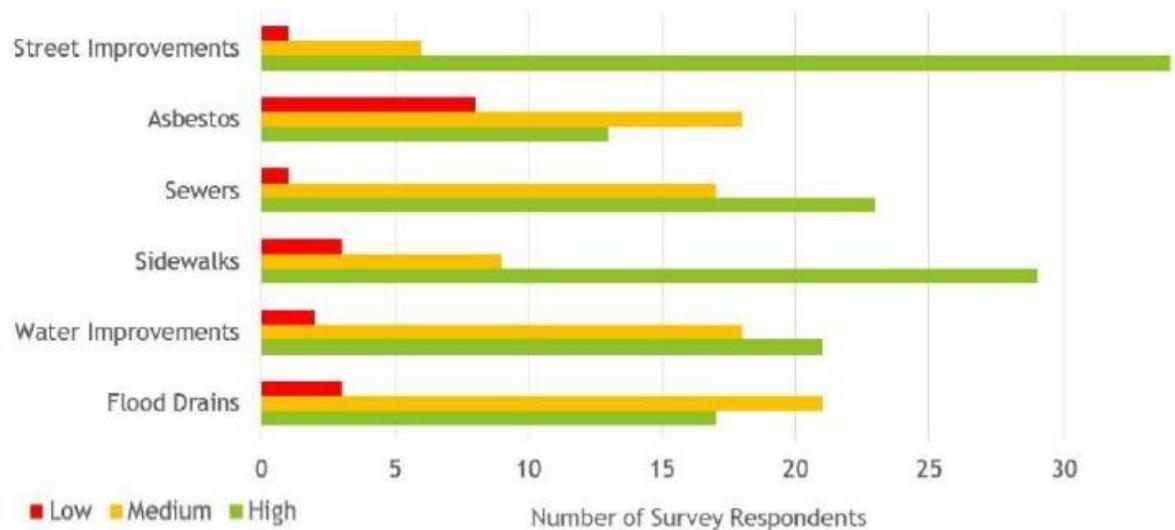
- Sidewalk construction and maintenance
- Additional connectivity for street networks
- Park and trail improvements
- Stormwater and infrastructure capacity
- Parking management, particularly for downtowns

How were these needs determined?

The public improvement needs listed above were generated based on input from multiple stakeholders consulted through a community survey regarding public services.

Needs were also determined based on a review of previous local and regional plans, such as DeKalb County's *2035 Comprehensive Plan*, and Comprehensive Plans from communities that participate in the Service Delivery Strategy as outlined in the DeKalb County Comprehensive plan: Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stonecrest, Stone Mountain, and Tucker.

PUBLIC INFRASTRUCTURE NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Public Infrastructure Needs from the 2019-2023 Consolidated Plan Citizen Input Survey Results

Describe the jurisdiction's need for Public Services:

Public services, such as case management, childcare, transportation assistance, job training, and programming for youth and senior centers, are important of a community development strategy; however, CDBG funds that can be allocated to such activities are limited to a cap of 15% of a grantee's annual award. DeKalb County's needs in this area commonly were ranked as follows, with one being the highest priority, in the community survey:

1. Abused and neglected children
2. Substance abuse
3. Employee training
4. Fair Housing activities
5. Crime awareness
6. Handicapped services
7. Senior services
8. Childcare
9. Youth transportation
10. Tenant/landlord counseling

Public service needs identified in the County's *2035 Comprehensive Plan* include:

- Intergovernmental coordination
- Senior services
- Transportation access to disadvantaged populations

Priorities among other community plans include:

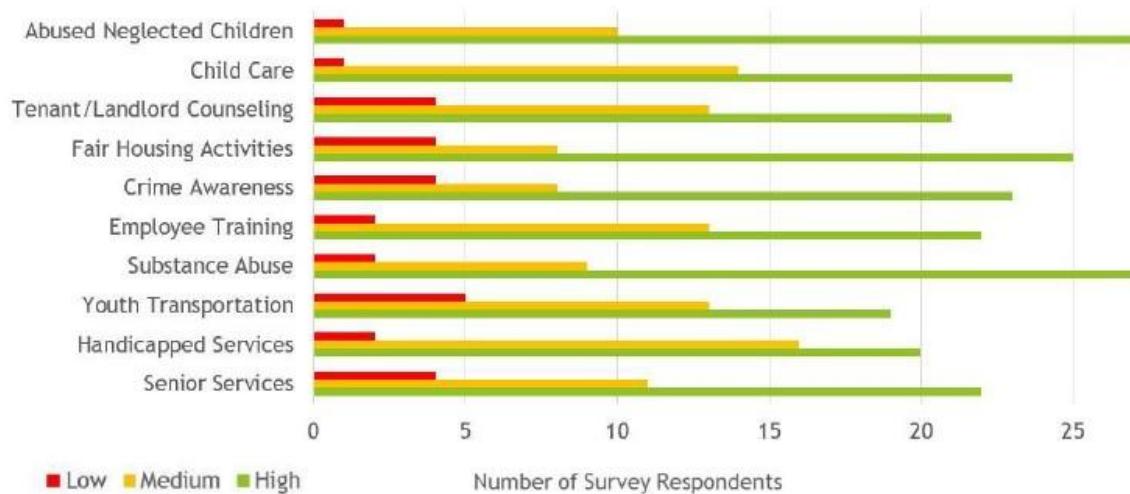
- Senior services
- Youth services/councils
- Sharing information about services both with citizens and other communities

How were these needs determined?

The public service needs listed above were generated based on input from multiple stakeholders consulted through a community survey regarding public services.

Needs were also determined based on a review of previous local and regional plans, such as DeKalb County's *2035 Comprehensive Plan*, and Comprehensive Plans from communities that participate in the Service Delivery Strategy as outlined in the DeKalb County Comprehensive plan: Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stonecrest, Stone Mountain, and Tucker.

PUBLIC SERVICE NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Public Survey Needs from the 2019-2023 Consolidated Plan Citizen Input Survey Results

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low and moderate income households, preventing them from meeting other basic needs. Since the Great Recession, housing costs have increased, particularly for renters. Meanwhile, the supply of affordable housing has not increased at the same rate and in some instances has even decreased.

DeKalb County recently commissioned a study by Emory University professors to evaluate housing affordability entitled *DeKalb County Housing Affordability Study*. Findings from the study are found throughout this section. In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

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

Introduction

The 2011-2015 Five-Year American Community Survey estimated that there are 268,111 housing units in DeKalb County, with an occupancy rate of 85% (Table 31). There are significantly more single-family units (64%) than multifamily (35%). The largest share of units are single-family detached structures (57%) and attached single units (townhomes) make up a much smaller share of the stock (7%). The largest share of multifamily units (19%) is found in medium-sized complexes (5-19 units). Large complexes account for 11% of DeKalb County homes, while units in small buildings – duplexes, triplexes, and fourplexes – account for only 5%.

There are an estimated 1,650 units of other types of housing in DeKalb County, including mobile homes, RVs, and vans, making up 1% of residences countywide. These are scattered throughout the county and also concentrated in several mobile home parks.

As Table 32 shows, over half of DeKalb County households own their homes (55%), and just under half rent (45%). The homeownership rate is lower than the statewide homeownership rate of 63%. Nearly all owned-housing in DeKalb County has at least two bedrooms: 12% has two bedrooms and 87% has three or more bedrooms. Rental units tend to be smaller: over a quarter of units are studios or one-bedroom units (27%). The most common rental unit contains two bedrooms (40%), while a third (33%) of renters live in homes with three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	152,595	57%
1-unit, attached structure	17,895	7%
2-4 units	14,533	5%
5-19 units	52,240	19%
20 or more units	29,198	11%
Mobile Home, boat, RV, van, etc	1,650	1%
Total	268,111	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	268	0%	2,775	3%
1 bedroom	1,431	1%	25,840	24%
2 bedrooms	14,940	12%	42,005	40%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	111,278	87%	34,897	33%
Total	127,917	100%	105,517	100%

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The Housing Authority of DeKalb County (HADC) owns 13 multifamily rental communities containing 1,482 total units with another 583 under construction. HADC also develops and sells single-family housing and administers a housing bond program totaling 4,011 units, with 1,294 set aside for low-income. It manages a total of 6,250 vouchers, including 4,600 incoming portable housing vouchers and 4,650 allocated housing choice vouchers.

Within DeKalb County overall, there are 6 public housing developments containing 394 units. Additional assisted housing in the DeKalb County includes Low Income Housing Tax Credit (LIHTC) properties, properties supported by Project-Based Section 8 subsidies, and Housing Choice Vouchers. There are 1,653 Project Based Section 8 units in 12 developments, and there are currently 5,595 vouchers in use within the County. There are 385 other multifamily assisted housing in 11 developments.

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

The 2018 *DeKalb County Affordable Housing Study* estimated that about 691 assisted units in 9 properties in DeKalb County could lose their affordability restrictions over the next five years if their subsidies are not renewed. These primarily include properties with Section 8 contracts or assisted through HOME funds.

The study also estimated that an additional 17 properties with 1,997 affordable units are at risk of expiring over the next ten years if their subsidies are not renewed. This group includes 13 properties funded with Low Income Housing Tax Credits (including one also funded through HOME) and four funded with HOME money.

Looking further out, about two-thirds of all subsidized units (68%) in the County will be lost in the next 20 years if their subsidies are not renewed.

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

Cost burden data shows that affordability needs are particularly severe for renters with incomes under 30% of HUD Area Median Family Income (HAMFI), affecting over twenty thousand households, or about

60% of the households in that income group. On the ownership side, about a quarter of all households in each income group faces a cost burden.

In terms of unit size, overcrowding impacts a significant number of households, particularly renters. The Needs Assessment identified 5,982 overcrowded households, most of whom were renters (5,021 households). The vast majority of these are single-family households (3,941). Considering that the majority of rental units contain two bedrooms or fewer (67%), and on average only efficiency units cost less than the median contract rent, future affordable housing development should reflect continued need for 3+ bedroom rental units for larger families.

Describe the need for specific types of housing:

Data discussed in the following section indicates the need for rental housing for very low income households. The greatest need is for affordable rental housing units, particularly units that are affordable to households with income at or below 30 percent of the area median income. The 2009-2013 ACS data shows that there are 36,785 households earning less than 30% of AMI while DeKalb County currently contains only 3,916 total rental units affordable at this income level.

The *DeKalb County Affordable Housing Study* found that a substantial share of the county's affordable housing stock is at risk of loss over the next decade. This includes both subsidized and unsubsidized homes, with the rate of subsidized homes at risk more than twice the national rate.

Discussion

Not applicable.

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

Introduction

This section reviews housing costs and affordability in DeKalb County. As Table 33 shows, median home value in DeKalb County is estimated at \$163,000 according to 2011-2015 ACS data. Though this value has declined since the 2005-2009 ACS estimate, this is likely a result of recovery from the Great Recession occurring during this time period. The median value throughout Georgia during the same time period was \$151,300. The median household income in DeKalb County, \$51,376, is higher than the statewide median of \$49,179. However, the median home value is 8% higher in DeKalb County than the state overall, while the median income is only 4% higher than the state overall. This difference between housing cost and wages indicates a likely shortage of affordable for-sale housing.

Based on 2011-2015 ACS data, median rent in DeKalb County is \$806, which is above the statewide median of \$733. About 67% of DeKalb County rental units cost between \$500 and \$999 a month, and 10% have rents under \$500 a month. Rental rates are \$1,000 or more for 23% of rental housing units.

The most acute housing need in DeKalb County is the availability of affordable rental housing. Only around 4% of renter-occupied housing units in DeKalb County were considered affordable to very low income households (less than 30% of area wide median income), though this share of the population accounts for 16% of total households. Based on available data for 2013, there was a gap of over 40,000 between the number of available affordable rental units and the number of low- and moderate-income renter households.

The data indicates that housing cost and housing affordability are the biggest challenges facing people with low to moderate incomes in DeKalb County. DeKalb County recently commissioned a study by Emory University professors to evaluate housing affordability. The *DeKalb County Affordable Housing Study* found that the major housing problem for low and moderate income households is housing affordability. Overall, approximately 40% of all DeKalb households had a housing affordability problem. Should current trends continue, it is possible that the housing market in DeKalb County will no longer be accessible for households with income below 50% of the area-wide median income and most households with income between 51 and 80% of AMI will be cost-burdened. Additional findings from this study are incorporated in this section.

Public engagement conducted as part of the Consolidated Plan process indicates a need for rental assistance and foreclosure prevention, which also points to the issue of affordability. Ability to afford housing is tied to other needs identified in the community, including homelessness, housing and services for people with disabilities, senior housing, and availability of housing for people re-entering the community from long-term care facilities or other institutions.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	192,200	163,000	(15%)
Median Contract Rent	749	806	8%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,438	9.9%
\$500-999	70,822	67.1%
\$1,000-1,499	20,019	19.0%
\$1,500-1,999	2,599	2.5%
\$2,000 or more	1,609	1.5%
Total	105,487	100.0%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,916	No Data
50% HAMFI	23,496	14,519
80% HAMFI	72,455	35,445
100% HAMFI	No Data	49,958
Total	99,867	99,922

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	873	898	1,031	1,344	1,651
High HOME Rent	851	898	1,031	1,260	1,386
Low HOME Rent	655	701	842	972	1,085

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 35 estimates the number of units in DeKalb County affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 8 of the Needs Assessment.

According to CHAS estimates, there are 26,678 renters with incomes under 30% HAMFI, but only 3,916 rental units affordable at that income level are reported in Table 35. Thus, there is insufficient rental housing for households with very low incomes. At other income levels, there appear to be a sufficient number of renter units affordable to renter households at that income level. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because it is occupied by a higher income household.

Turning to owners, there are an estimated 21,733 owner households with incomes at or below 50% HAMFI in DeKalb County, but Table 35 reports only 14,519 owner households affordable at that income level, suggesting a deficit of affordable owner-occupied units. At the next income levels there appear to be adequate affordable units. As with rental housing, these figures do not take into account housing size or condition, or the possibility that higher income households will choose to occupy lower cost units.

The National Low Income Housing Coalition's Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. To afford a two-bedroom rental unit at DeKalb County's Fair Market Rent (FMR) of \$1,031 without being cost burdened would require an annual wage of \$41,240. This amount translates to a 40-hour work week at an hourly wage of \$19.83, a 109-hour work week at minimum wage, or a 41-hour work week at the county's average renter wage of \$16.28. To afford a three-bedroom unit at the FMR of \$1,344 would require an annual wage of \$53,760.

The *DeKalb County Affordable Housing Study* found biggest shortage of affordable housing at the lowest income levels. More than nine out of ten extremely low income (0-30% areawide median income or AMI) households in DeKalb County had an affordability problem with more than eight out of ten reporting they were severely cost-burdened. A similar share of very low income (30-50% AMI) households reported a housing affordability problem with nearly half considered to be severely housing cost-burdened.

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

Table 33 shows that median home value decreased by 15% from the 2005-2009 ACS to the 2011-2015 ACS, and median rent increased by 8%. While home values may have fallen within that period during the Great Recession and subsequent recovery, affordability is now decreasing. More recent 2013-2017 ACS data indicates a median home value of \$176,000. For rental units, the *DeKalb County Housing Affordability Study* found that a significant number of small, pre-1980 units were likely demolished

between 2000 and 2015 and converted to higher income rentals. Should this trend continue, rents are likely to continue to increase.

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

Table 36 above shows HUD Fair Market Rents and HOME rents for DeKalb County. The median contract rent of \$806 is below the fair market for rent for an efficiency housing unit. With about 76% of rents in DeKalb under \$1,000 per month, rental housing may be available at fair market rents for smaller units, but larger units may be more challenging.

Note that this data does not reflect housing condition, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit.

Discussion

Not applicable.

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

Introduction

This section examines the condition of housing in DeKalb County, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

According to 2011-2015 ACS estimates, about 29% of owner units and half of rental units have one of the selected housing conditions. CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. About 4% of renter units have two or more selected conditions, and less than 1% has three conditions (110 units). For owners, around 1% of units have two conditions, and less than 1% have three conditions (45 units). These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing).

Age of housing reflects periods of development in DeKalb County. Owner units outnumber renter units by more than 20%. Renter units tend to be slightly newer than owner units. 49% of owner units were built after 1980, while 56% of renter units were built in this time. Otherwise, the pattern of ages of both renter and owner units are similar. A significant number were built between 1960 and 1979 (44% for owners and 41% for renters), and a much smaller share were built prior to 1950 (6% for owners and 3% for renters). While some older homes may be well-maintained, the considerable share of housing built prior to 1980 indicates potential current or near future need for rehabilitation assistance.

Definitions

For the purpose of this Consolidated Plan, the DeKalb County defines units to be in “standard condition” if they meet HUD Section 8 housing quality standards. A unit is defined as “substandard” if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is “substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems but will have sufficient systems to allow for clean water and adequate waste disposal.

There are an estimated 40,726 vacant housing units in DeKalb County. The County does not have counts of units that are substandard, substandard but suitable for rehabilitation, abandoned, or real estate owned (REO properties), as this would require evaluating units on a house-by-house basis. In general, however, units with more than one substandard condition and older units are more difficult to rehabilitate. A rough assessment of conditions can be made by considering housing age and absence of basic amenities.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	37,475	29%	52,515	50%
With two selected Conditions	770	1%	3,785	4%
With three selected Conditions	45	0%	110	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	89,630	70%	49,070	47%
Total	127,920	100%	105,480	101%

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,230	19%	21,765	21%
1980-1999	38,630	30%	36,750	35%
1950-1979	56,835	44%	43,260	41%
Before 1950	8,239	6%	3,683	3%
Total	127,934	99%	105,458	100%

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	65,074	51%	46,943	45%
Housing Units build before 1980 with children present	20,556	16%	9,536	9%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

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

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

VACANT UNITS

Vacant Units	Number	Percent
For rent	15,480	38%
For sale	5,285	13%
Renter or sold but not occupied	3,182	8%
For seasonal, recreational, or occasional use	1,795	4%
Other vacancies	14,984	37%
Total	40,726	100%

Data Source: 2011-2015 CHAS

Vacant Units

Need for Owner and Rental Rehabilitation

Data regarding housing conditions indicates that 3,895 rental units in DeKalb County have at least two housing conditions, which are likely to include cost burdens and one other condition (overcrowding, lack of complete kitchen, or lack of complete plumbing). CHAS data from the Needs Assessment indicates that there are 431 renter households with incomes below the area median who lack complete kitchens or plumbing. Additionally, a substantial portion of rental housing was built before 1980, and as this housing ages, maintenance needs will continue to grow.

The community survey indicated both single-family and multi-family rehabilitation as fairly high priorities. Data indicates that owners are less likely to lack complete kitchens or plumbing, and therefore are less likely to live in substandard housing. However, housing age indicates that some owner-occupied units are at risk of deferred maintenance and may currently or in the near future be in need of some rehabilitation, given that half of units were built prior to 1980. Additionally, seniors living on Social Security or retirement income may have paid off their mortgages but are now unable to afford necessary repairs and maintenance as their homes age.

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

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 39 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under age 6. As shown, this includes 20,556 owner-occupied units (or 16% of total owner-occupied housing) and 9,536 renter-occupied units (or 9% of total renter-occupied housing) with at least two risk factors for exposure to lead-based paint.

Discussion

Not applicable.

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

Introduction

The needs of public housing residents and voucher holders are different from those of the county's overall low- and moderate-income population primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project -based	Tenant -based	Disabled *	
# of units vouchers available	0	0	266	4,258	6	4,252	3,015	1,333
# of accessible units								0

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

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

As stated above, the HADC does not provide any traditional public housing. The HUD PIC data in the above table represents a total of 266 public housing units within DeKalb County which includes DHA and Housing Authority of Lithonia units. The relatively small number of public housing units relative to the number of vouchers indicates a greater dependence on voucher programs to provide assisted housing opportunities within the county.

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. Inspection scores for DeKalb County public housing developments, as of 2019, are reported below:

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of City of Decatur, Allen Wilson Phase III, 263 Robin Street	90
Housing Authority of City of Decatur, Allen Wilson Terrace, 463 Electric Avenue	77
Housing Authority of City of Decatur, Allen Wilson Apartments, 1480 Commerce Drive	93
Housing Authority of City of Decatur, Oliver House, 1450 Commerce Drive	83
Housing Authority of City of Lithonia, 6813 Parkway Drive	74
Housing Authority of City of Atlanta, East Lake Highrise, 380 E. Lake Boulevard SE	96
Housing Authority of City of Atlanta, Villages of East Lake I, 701 Hillside Village Drive	80
Housing Authority of City of Atlanta, Villages of East Lake II, 110 Greenhaven Drive	72
Housing Authority of City of Atlanta, Columbia Village, 18002 Anwar Trail	91

Table 39 - Public Housing Condition

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

DHA currently has 289 physical public housing units in the Swanton Heights (98) and Allen Wilson I (40), Allen Wilson II (80), and Allen Wilson III (71) communities. DHA desires to redevelop the 98-unit Swanton Heights public housing community, which was constructed in 1969 and needs significant improvements. DHA is exploring several options that may include mixed finance development, demolition and disposition, and conversion to Project Based Assistance or Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program. If a RAD Conversion is completed, it is contemplated that the 98 Project Based Assistance or Project Based Vouchers would be located at the Swanton Heights community. This is consistent with the Agency Plan as the redevelopment is necessary and the location of the housing assistance would be supportive of the redevelopment.

DHA is seeking HUD approval to use capital funds for needed improvements at its mixed finance properties. The availability of capital funds for this purpose will make possible additional and necessary improvements to these public housing properties and to reduce the adverse effects of attempting to fund capital improvements from a diminishing operating budget within these communities.

Finally, DHA intends to sell a 2.88 acre portion of the Allen Wilson property and use the proceeds of the disposition to support the redevelopment of Swanton Heights and other eligible housing activities pursuant to program requirements.

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

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

The HADC has a variety of goals and programs targeted at improving the living environment of its residents. Although the HADC's residents are voucher-holders and reside in scattered locations throughout the county, the HADC nevertheless works to improve the conditions of their communities and the quality of neighborhood and housing choices available within the voucher program. For example, HADC strives to de-concentrate poverty by identifying the areas of DeKalb County to be targeted for enhancing the HCV program, providing marketing and outreach to both families and landlords. Further, the HADC continues informal partnerships with human services agencies to help facilitate the transition of families from living in low income neighborhoods into non-traditional areas, such as north DeKalb County. DHA similarly focuses on increasing the variety of available housing choices, partly by using an increased payment standard to spur affordable choices even in more expensive areas.

Both HADC and DHA employ efforts to reduce crime by tracking and reporting crime statistics and by enhancing security features at their properties.

Discussion:

Not applicable.

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

Introduction

This section highlights organizations providing for the needs of homeless or potentially homeless persons in DeKalb County and summarizes the facilities available there. There are approximately 2,150 total beds offered for the homeless by multiple agencies in DeKalb County. These include both emergency and transitional beds for individuals and for families. Supportive services for homeless persons typically include case management and life skills training. Transportation and assistance dealing with alcohol and drug abuse and mental health issues are other common services available. The majority of homeless prevention efforts involve assistance with housing costs or counseling and advocacy.

The table below summarizes the number of beds and units that are available for people experiencing homelessness within DeKalb County.

Facilities and Housing Targeted to Homeless Households

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

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Homeless Facilities and Services

Jerusalem House, Inc.

Jerusalem House is Atlanta's oldest and largest provider of permanent, supportive housing for homeless and low-income individuals and families affected by HIV/AIDS.

Decatur Cooperative Ministry, Inc.

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

Action Ministries, Inc.

Action Ministries Inc. is a nonprofit that provides an extensive network of community partners and volunteers with the tools and expertise to lead fellow Georgians out of poverty. By meeting basic needs of hunger relief, housing and education, Action Ministries removes barriers that prevent thousands of Georgians from breaking the cycle of poverty and realizing their potential.

Decatur-Area Emergency Assistance Ministry

Financial assistance for utilities, prescriptions, food, rent or mortgage. Limited geographical area served.

Salvation Army, Peachcrest Corps

Rent, mortgage, utilities (gas, electric, water), prescriptions for medicine (one per household).

Travelers Aid of Metropolitan Atlanta

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

Breakthru House

Long-term residential substance abuse treatment for women.

Atlanta Legal Aid

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

Caring Works, Inc.

Permanent housing with supportive services.

Center for Pan Asian Community Service

Foreclosure Prevention Counseling, pre-/post-purchase one-on-one counseling, 1st time homebuyer workshop, homeless prevention, credit/budget counseling.

CHRIS 180

Housing for youth age 18-24 and aging out of foster care. CHRIS 180 helps children, young adults, and families through mental health counseling, group homes for abused and neglected children in foster care, adoption services, a Drop-In Center for homeless young adults, and a supportive housing program for single and parenting youth, ages 17-24, who are homeless or have aged out of the foster care system, and in home programs that strengthen families. Training is also provided for the broader community through the CHRIS Training Institute, with a focus on trauma-informed care.

Clifton Sanctuary Ministries

Shelter and transitional housing.

Community Advanced Practice Nurses

CAPN provides free primary healthcare, health education and mental health services.

DeKalb Community Service Board

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Mental health services and permanent supportive housing.

Furniture Bank

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

Hosea Feed the Hungry

Food pantry, rental and financial assistance, clothing closet.

Interfaith Outreach Home

Emergency shelter for families with children.

Living Room

Housing services (i.e., rent, utility, mortgage assistance), supportive housing and emergency lodging assistance for people with HIV/AIDS.

Nicholas House

Tenant Based Rental Assistance (TBRA) program for the homeless.

Oakhurst Recovery Program

Residential substance abuse treatment for men.

Our House

Free childcare and case management to homeless families.

Homeless Facilities and Services (continued)

Rebecca's Tent (formerly Shearith Israel Shelter)

Emergency shelter from November to March; meals, MARTA assistance, mailing address, laundry, computer use, social service referrals and weekly empowerment sessions.

Safe Haven Transitional

Housing for victims of domestic violence.

Refugee Family Services

Domestic Violence Prevention Project, providing crisis intervention and personal support for refugees, immigrants, undocumented residents, and US-born female clients.

PCCI

Rapid rehousing services for homeless persons.

3 Keys

Housing and supportive services for homeless, mentally ill, and low-income individuals.

St. Jude's Recovery Center

Intensive treatment for addiction and co-occurring mental health disorders including services such as intake and assessments, treatment planning, mental health treatment, life skills training, health and nutrition education, job readiness, medication management, individual and group counseling, 12-step education and groups, parenting education, continuing care, and family and children services.

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

DeKalb County partners with Grady Hospital, St. Joseph's Mercy Care, DeKalb Community Services Board (CSB) and the Community Advance Practice Nurses to provide health and mental health services to the homeless. Providers and the County work with the Projects for Assistance in Transition for Homelessness (PATH) Team. This team provides outreach and is comprised of case managers, mental health workers, substance abuse counselors, specially trained police officers, and homeless service providers. The PATH team works with housing providers and street outreach workers to engage homeless persons and guide them to appropriate services.

DeKalb County also works closely with the WorkSource DeKalb and Goodwill Industries to provide resume writing, job training and employment services to the homeless and at-risk. DeKalb County will continue to work with program providers to increase the percentage of participants that receive mainstream benefits at program exit. DeKalb County will also continue to provide information and training to the service providers on how their staff can assist clients in accessing mainstream benefits.

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

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

In collaboration with the Continuum of Care the short-term plan is to decrease the number of homeless households with children and to continue to support and collaborate with successful, nationally recognized programs such as the DeKalb Kids Home Collaborative which was developed out of efforts of DeKalb HPRP funded agencies. PCCI assumes the task of placing families into appropriate permanent housing settings within the community while its partner homeless service providers focus on stabilizing clients with case management and other support services. This program was identified in a Department of Health and Human Services report as one of 13 best practices across the nation for linking human services to housing. In addition, Project Community Connections (PCCI) has an MOU with the DeKalb County and City of Decatur school systems to work with homeless school liaisons to accept referrals for housing assessment, and to provide housing location services, housing counseling services, budget assessment, connection to landlords, and monthly follow-ups. PCCI was recognized by the White House Champions of Change in the Fight Against Youth Homelessness. DeKalb County also provides funding to Chris 180. Chris 180 provides housing services to youth and young adults who are homeless and who

may be aging out of foster care. Housing includes case management with life skills training and job placement services.

Specific facilities and services that meet the needs of homeless individuals and families in DeKalb County are listed above.

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

Introduction

This section describes the housing and social service needs of DeKalb County's special populations including the elderly, frail elderly, domestic violence victims, residents with diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include access to healthcare; affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social services including counseling, case management, and other services and facilities; and safe streets and sidewalks. In particular, survey results indicate the need for supportive services including support for abused and neglected children, substance abuse services, senior services, and handicapped services; infrastructure improvements, including streets and sidewalk improvements; and health centers.

Supportive housing services may include caregiver support (including evidence-based caregiver support programs), long-term supports and services, senior centers with a wide range of programming, behavioral health services, and access to transportation (including volunteer driving and other programs).

Persons with disabilities often require accessible features and ground floor housing units and use of supportive/therapeutic animals. Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators. Persons with criminal records and their families may be disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.

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

Supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment in order to prevent homelessness. Local service

providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

DeKalb County non-homeless residents with HIV/AIDS are served through the city of Atlanta's participation in the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program. HOPWA funding provides housing assistance and related supportive services. HOPWA funds may also be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

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

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

DeKalb County will undertake several activities during the next year to address housing and supportive services needs for persons who are not homeless but have other special needs. These activities include:

- Homeless At-Risk Client Services Assistance – The Homeless Access Point activity will provide intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless.
- DeKalb Drug Court/Mental Health Court – The DeKalb County Drug Court (DCDC) is a two-year, judicially-supervised, high intensity drug treatment/alternative sentencing program. Participants are non-violent felony offenders whose criminal behavior was caused by drug addiction. Mental Health Court is a two-year supervised alternative treatment sentencing program for offenders with mental illness or co-occurring disorders. CDBG funds will be used to provide recovery residence scholarships for 27 drug court and 20 mental health court individuals at \$700 per month for three months.
- Furniture Bank of Metro Atlanta, Inc. – The Furniture Bank plans to provide free household furniture to people in need within DeKalb County. The majority of the clients impacted will be moving out of homelessness, living with HIV/AIDS, or fleeing domestic violence.
- Jerusalem House, Inc. – Jerusalem House provides permanent housing for those living with AIDS. Jerusalem House will provide an adult program, a family program serving mothers with

HIV/AIDS and their children, and a scattered site program serving individuals with HIV/AIDS and their family members.

- Latin American Association, Inc. – The overarching goal of the LAA's program is to reduce or prevent poverty and homelessness. The program assists individuals and families to avoid homelessness by helping them take advantage of available opportunities and community resources designed to help them increase their economic, housing and family stability.
- Safe Haven Transitional, Inc. – DeKalb County CDBG funds will be used in support of transitional and emergency housing plus supportive services to DeKalb County women with or without children that are victims of domestic violence.
- St. Jude's Recovery Center– Funding for case management to low-to-moderate income households that occupy the HOME funded multi-family housing development. These families may be formerly homeless or have one or more family of the household with a disability or substance abuse issue.

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

See above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In 2018, DeKalb County commissioned a Housing Affordability Study from Emory University's Policy Analysis Laboratory to better understand the county's affordable housing challenges. The study's findings underscored the degree to which housing affordability impacts DeKalb County residents, reporting that 20% of the county's households are cost burdened (spending between 30% and 50% of their incomes on housing) and another 19% severely cost burdened (spending more than 50% of their incomes on housing costs) (from the *2018 DeKalb County Housing Affordability Study* by Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory). Taken together, four in ten county residents face a housing affordability challenge. These challenges are due to a variety of factors, including:

- Median household incomes not keeping pace with rising housing costs;
- Housing in high opportunity locations (i.e. near job centers and other community amenities) is expensive; and
- Insufficient supply of subsidized or otherwise affordable housing units;
- Neglect and disrepair of residential property in parts of DeKalb County leads to blight conditions and to the eventual need for demolition of unsafe structures.

Median household income in DeKalb County is estimated at \$50,856 as of the 5-year 2013 ACS estimates. While that represents a growth of 3.5% since 2000, inflation and housing costs have escalated far more steeply. The rate of inflation over this same period was 36.4%, meaning that while household incomes have gradually increased, households' purchasing power is declining, causing housing to become a larger share of household expenses.

A 2017 report by the Atlanta Regional Commission studied the mismatch between the locations of job centers and affordable housing across the metro Atlanta area and found that living near a major center of employment is typically quite expensive (from *Regional Snapshot: ARC Employment Centers: Core Locations for Jobs, not for Affordable Housing*, Atlanta Regional Commission, October 2017). The regional job centers located in DeKalb County (Perimeter Center and Emory) hold significant numbers of jobs, yet the surrounding communities are also home to some of the County's most expensive housing. Household incomes in these surrounding communities also tend to be higher, so the residents in proximity to major job centers may not be significantly cost burdened. Conversely, this means that the areas of the county not proximate to job centers, while having home prices that are lower, also display higher incidences of cost burden because incomes are also lower. Thus, as the study points out, "incomes are a key driver of determining affordability, regardless of housing prices."

The County's 2018 Housing Affordability Study again highlighted the importance of expiring subsidies or affordability requirements to the preservation of existing affordable units. The high level of need for affordable housing in DeKalb County is compounded by a shrinking inventory of affordable units. This is largely because significant numbers of housing units that were previously developed are aging out of the affordability restrictions tied to the subsidies that created the units. For example, housing developed under the Low Income Housing Tax Credit (LIHTC) program accounts for the majority of subsidized affordable housing available on the private market. Typically, these developments must remain affordable for 30 years as a condition of the tax credits received by the developer. As developments approach the 30-year mark, they may exit the program and are no longer beholden to affordability restrictions; as units turn over, the rents are likely to adjust to market rates. The Housing Affordability Study found that:

"In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed."

Understanding the significance of this issue, The County's HOME allocation and underwriting process prioritizes projects that provide long-term affordability guarantees.

When property owners are unable to maintain and care for their property appropriately, it falls into disrepair, sometimes even abandonment. Often this occurs with housing, both owner and rental, at the more affordable end of the spectrum leading to both a loss of affordable units from the county's supply but also contributing a blighting influence on the surrounding community. DeKalb County has prioritized blight remediation efforts as part of an economic development strategy. Zoning codes and strong code enforcement can prevent and remove blight, thereby making the community more attractive to residents and businesses.

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

Introduction

According to the Atlanta Regional Commission, total employment in DeKalb County was estimated at 330,724 as of the second quarter of 2018, representing approximately 14% of employment in the metro Atlanta region. While employment in DeKalb County declined steeply during the Great Recession, losing 17,000 jobs from 2005 to 2010, the county largely recovered job losses by 2015. The most significant growth was in the Healthcare and Transportation and Warehousing industries, although Accommodation and Food Service and Retail Trade employment also grew significantly (from *DeKalb County Workforce Plan*, August 2016 and *Metro Atlanta Regional Workforce Plan*, 2016-2020). The Atlanta Regional Commission forecasts additional job growth of about 42% through 2040, with the county expected to add about 138,00 new jobs.

This section will examine DeKalb County's economic development assets and needs aside from housing, including business and economic development activities and workforce development initiatives.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	306	125	0	0	0
Arts, Entertainment, Accommodations	31,337	22,052	15	11	-4
Construction	6,857	8,868	3	4	1
Education and Health Care Services	42,481	57,567	20	28	8
Finance, Insurance, and Real Estate	17,638	8,941	8	4	-4
Information	10,845	8,372	5	4	-1
Manufacturing	13,487	12,190	6	6	0
Other Services	7,128	7,582	3	4	1
Professional, Scientific, Management Services	28,848	19,650	14	10	-4
Public Administration	0	0	0	0	0
Retail Trade	29,148	30,388	14	15	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	13,339	17,762	6	9	3
Wholesale Trade	12,125	12,298	6	6	0
Total	213,539	205,795	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	343,481
Civilian Employed Population 16 years and over	302,730
Unemployment Rate	11.88
Unemployment Rate for Ages 16-24	38.30
Unemployment Rate for Ages 25-65	7.73

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	76,875
Farming, fisheries and forestry occupations	14,504
Service	30,237
Sales and office	74,260
Construction, extraction, maintenance and repair	17,523
Production, transportation and material moving	13,460

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	131,940	47%
30-59 Minutes	115,855	41%
60 or More Minutes	33,035	12%
Total	280,830	100%

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	22,505	3,724	14,355

Educational Attainment	In Labor Force			
	Civilian Employed	Unemployed	Not in Labor Force	
High school graduate (includes equivalency)	48,115	8,110	20,670	
Some college or Associate's degree	72,510	9,864	19,075	
Bachelor's degree or higher	117,100	6,063	17,305	

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,054	6,216	6,207	6,175	4,978
9th to 12th grade, no diploma	9,345	7,319	5,408	9,223	6,187
High school graduate, GED, or alternative	18,119	20,455	18,575	37,870	16,479
Some college, no degree	24,390	22,384	18,680	35,105	10,787
Associate's degree	2,060	6,290	7,365	11,755	2,890
Bachelor's degree	6,213	28,380	22,280	35,120	10,043
Graduate or professional degree	548	14,479	15,083	25,330	9,823

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	407,302
High school graduate (includes equivalency)	599,234
Some college or Associate's degree	748,559
Bachelor's degree	1,203,673
Graduate or professional degree	1,461,431

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

As shown in the business activity table (Table 45), the Education and Health Care Service sector employs the largest share of workers in DeKalb County (57,567 jobs or 26%). Retail Trade (30,388 jobs or 14%);

Arts, Entertainment, and Accommodations (22,052 jobs or 10%); and Professional, Scientific, and Management Services (19,650 jobs or 9%) are also large employers in DeKalb County.

According to the Georgia Department of Labor, as of 2018, DeKalb County's largest employers included hospitals (Emory Healthcare and Children's Healthcare of Atlanta), higher educations (Emory University and Georgia Perimeter College), and retail stores (Kroger, Publix, and Walmart). Other major employers in DeKalb County include International Hotel Corporation, State Farm, and UPS.

Looking at employed DeKalb County residents (i.e., "number of workers" in Table 45), the largest shares are employed in Education and Health Care Services (42,481 workers or 18%); Arts, Entertainment, and Accommodations (31,337 workers or 13%); Retail Trade (29,148 or 12%); and Professional, Scientific, and Management Services (28,848 workers or 12%). Generally, the distribution of jobs and workers in DeKalb County is relatively closely matched. The biggest gap is in the Education and Health Care Services sector, which provides 26% of jobs in the county but employs only 18% of DeKalb County workers, indicating that a significant share of those jobs are filled by employees living outside of DeKalb County.

Describe the workforce and infrastructure needs of the business community:

The business community requires a workforce that will be able to support its competitive advantages and meet the demands of new and expanding employers in DeKalb County. Regionally and locally, there has been a noticeable decline in technically skilled workers, gaps with soft skills, and graduates requiring remediation after high school. Many businesses lack the capital and resources to train or retrain new hires due to inexperience or skill erosion as a result of extended unemployment.

In 2018, as one of five Local Workforce Development Boards in metro Atlanta, WorkSource DeKalb contributed to a Metro Atlanta Regional Workforce Plan. In that Plan, WorkSource DeKalb analyzed the knowledge and skills needed to meet the labor force needs of employers in the region based on on-line job posts for jobs in the county. The top skills requested by DeKalb County employers included customer service and customer contact, sales, scheduling, patient care, repair, retail industry knowledge, budgeting, and merchandising. The most common certifications requested closely match the county's major industry sectors and include a Registered Nurse and other nursing certifications (Critical Care Registered Nurse, License Practical Nurse); Driver's License and CDL Class A License; and other healthcare related certifications.

Looking at workforce and infrastructure needs more broadly, in 2014, DeKalb County completed an Economic Development Strategic Plan / Comprehensive Economic Development Strategy (CEDS). That study identified six target industries for expansion in DeKalb County, including:

- Advanced Manufacturing
- Healthcare and Life Sciences
- Tourism/Entertainment
- Construction and Support Trades

- Logistics
- Professional and Business Services

The CEDS also identified a strategic framework for attracting and growing these industries, which included an improved business climate, revitalized commercial corridors and employment centers, and enhanced quality of place. The CEDS identified several infrastructure factors that serve as strengths for business development in DeKalb County, including highway and air transportation access, MARTA, proximity to downtown Atlanta, strong medical/healthcare and industrial/logistics corridors, and the Centers for Disease Control. Infrastructure and other factors that the study identified as needing improvement include development processes that are more business friendly, lack of adequate transportation in the southern portion of the county, inadequate support for entrepreneurs, and few well-defined employment centers.

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

In 2017, the DeKalb Entertainment Commission (DEC) officially launched with the goal of attracting and supporting film, television, music, and digital entertainment businesses in DeKalb County. The DEC addresses one of the County's goals of attracting tourism/entertainment businesses, which may impact local workforce development needs. To support the workforce development needs of this growing industry, Georgia Piedmont Technical College offers Film and Movie Industry training programs and continuing education classes that allow participants to acquire these skill sets.

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

Several of the skills and certifications identified by WorkSource DeKalb in the Metro Atlanta Regional Workforce Plan reflect the needs of DeKalb County's major employment sectors and target industries. Many occupations within the County's largest employment sector, the healthcare industry, require some degree of post-secondary vocational training or on-the-job training, while almost half require at least an Associate degree. Nursing certifications and skills related to patient care are highly desired by local employers.

While employment looks strong in regard to healthcare and social assistance, there continues to be a skills gap in this area from the employer perspective. In areas such as nursing, there is a need for education as early as high school, for the provision of intermediate certificates and various skills training. Many jobs may not require college degrees, but instead certifications that can be gained through classes and training, and there is a continued need for these (and promotion of these) in the county. The comparison between share of workers and share of jobs in Table 45 indicates that education

and health services is the primary industry in DeKalb County where jobs outmatch employees, indicating that workers are coming from other counties in the metro area to fill those positions.

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

DeKalb County and its partners provide a variety of workforce training initiatives. WorkSource DeKalb, the County's workforce development arm, has a mission is to provide workforce investment activities that increase employment, retention, and earnings of participants. It offers programs for adults, dislocated workers, and youth age 14-24, including the following:

- **One-Stop Center:** The One-Stop Center provides DeKalb County residents with a variety assistance, including job search skills workshops, job search assistance, job listings/referrals, labor market information, and access to a representative from the Georgia Department of Labor. Visitors can also use computers with internet access, printers, phones, and fax machines, as well as equipment for customers with visual and/or hearing impairments.
- **Occupational Training:** Occupational training is available for individuals to enhance their skills in high demand occupations through eligible training providers. Participants may also work with career advisers on resume writing, interviewing classes, job search techniques, financial literacy, and other job readiness services.
- **On-the-Job Training (OJT):** Through its OJT program, WorkSource DeKalb reimburses employers to compensate for costs associated with skills upgrade training and loss of production for newly hired employees. OJT employers may receive up to 50% of the wage rate of OJT trainees, provided that the business hires unemployed or underemployed adults who meet eligibility guidelines.
- **Incumbent Worker Training (IWT):** Through its IWT program, WorkSource DeKalb provides funding assistance to qualifying companies who provide skills training or upgrade workers to full-time, permanent employees. Companies are eligible for IWT when the training is necessary to ensure permanency and avoid layoffs.
- **Customized Training:** Customized training can provide a 50% reimbursement of training costs associated with a potential new hire to meet special requirements of an employer or group of employers. Common types of training include introduction to new technologies, production or service procedures, and upgrading to new jobs that require additional skills. Customized training is designed to assist employers with new hires who do not have the related education, training, or work experience required for a job. Eligible employers include those hiring unemployed or underemployed adults that meet eligibility guidelines.
- **Layoff Aversion:** WorkSource DeKalb's layoff aversion services include strategies and resources that may mitigate the impact of a potential layoff, such as pre-feasibility studies, incumbent worker training, or other intervention strategies.

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

Yes

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

DeKalb County completed a Comprehensive Economic Development Strategy (CEDS) in 2014, which identified six target industries for recruitment and expansion: professional and business services, life sciences, tourism, logistics, construction, and advanced manufacturing. The CEDS outlined three overarching goals for increasing DeKalb County's competitiveness to attract, retain, and grow businesses, including an improved business climate, revitalized commercial corridors and employment centers, and enhanced quality of place. Since that study, the DeKalb County Board of Commissioners approved an Economic Development Incentives Policy to offer new development and business incentives in coordination with the Decide DeKalb Development Authority.

Several strategies and programs in this Consolidated Plan (and its Year 1 Annual Action Plan) are closely aligned with the recommendations outlined in the County's CEDS. The CEDS recommended support for entrepreneurs and small businesses as a key component of improving the county's business climate. Using CDBG funds, the County will support training and financial support for small businesses and entrepreneurs over the next five years. More specifically, in 2019, the County will fund the Urban League for a Small Business Micro-Enterprise Training Program designed for DeKalb County residents and businesses. The County will also fund a revolving loan fund (through ACE) for small businesses to purchase equipment or inventory, acquire or rehab real estate, and cover direct expenses such as legal fees and financial/technical assistance, provided that they create at least one full-time equivalent job.

Discussion

Not applicable.

MA-50 Needs and Market Analysis Discussion

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

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that have least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are many census tracts with a concentration of housing problems scattered throughout DeKalb County. Census tracts with high percentages of households with housing burdens are found in areas south of Covington Highway in south DeKalb. Several census tracts within Interstate 285 and south of Memorial Drive and Glenwood Road exhibit high percentages of households with housing problems. Similarly, over half of the households in the census tracts that comprise the city of Clarkston have housing problems. In the northern tip of the county, census tracts with high proportions of households with housing problems are concentrated along Buford Highway. The proportion of households with problems in the census tract that contains Emory University is also high, but the data is most likely impacted by the student population in the area.

Census tracts where more than 40% of households have a housing need are generally located in areas of the county that are predominantly populated by Black or Hispanic residents. Although the population of the county as a whole is majority Black, the maps that follow show strong patterns of disproportionate representation of Black and Hispanic populations in census tracts with high proportions of households with housing problems. Many of these census tracts are in the southwest half of the county, although there are also three tracts in the northern portion of the county where more than 50% of households have a housing need. With greater accessibility to transportation and job centers, the availability of affordable housing in northern DeKalb County is crucial, particularly in areas where market rate housing is unaffordable to low- or moderate-income households.

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

Geographic patterns for people of color residing in DeKalb County are shown in the maps that follow this section. Concentration is defined as a census tract in which more than 50% of residents are people of color. There are many census tracts where the majority of residents are racial and ethnic minorities. It is difficult to discern from the map all census tracts where the majority of residents are racial and ethnic minorities. However, there are strong, visible concentrations that indicate areas where racial and ethnic minority residents comprise the majority.

Black residents make up large shares of the population located in central and southern DeKalb County, an area comprising about two-thirds of the county's land. Most of the census tracts located in this large region exceed 50% of racial and ethnic minority residents. This area is roughly bounded by Stone Mountain Freeway, north of which Black residents make up smaller shares of the population. The northern tip of DeKalb County houses higher shares of Hispanic residents. These concentrations occur primarily along the Buford Highway corridor and stretch out past county boundaries to the northeast. The concentrations of Asian residents are not as strong and visible as Black and Hispanic populations, however, the majority of the Asian population in DeKalb County reside in the northern half of the county.

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty (RECAP) where more than one-half of the population are people of color and the individual poverty rate is over 40%. There are eight RECAP census tracts in DeKalb County, most of which are located in areas along Interstate 285 and generally bounded by East Ponce de Leon Avenue to the north and Interstate 20 to the south.

Specifically, RECAP designated census tracts 220.10, 220.08, 221.00 are located in and around the city of Clarkston and Scottdale neighborhood. Within close proximity, there are three contiguous census tracts (231.08, 231.12, 231.15) south of Memorial Drive and north of Glenwood Road that are also designated as RECAP tracts. Further south, there is one RECAP designated census tract (235.04) bound by Candler Road, McAfee Road, Shoal Creek, and I-285.

Census tract 214.09 is the one RECAP designated in the northern region of the county is located between Interstate 85 and Buford Highway, further removed from the RECAP tracts along I-285. Higher proportion of Hispanic residents compared to other RECAP tracts.

HUD also identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. DeKalb County has 180 block groups where the majority of households have low or moderate income. These block groups comprise approximately 46% of all block groups in the county.

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

Are there any community assets in these areas/neighborhoods?

RECAP designated census tracts in and around the city of Clarkston and the Scottdale neighborhood contain many assets and amenities. The population that resides in these census tracts is one of the most diverse in the state and region making cultural diversity and the community amenities the greatest assets in these neighborhoods. There is a segment of the multi-use PATH trail that offers recreational

opportunities for residents and visitors. Although not within the RECAP census tracts, The Clarkston Campus of Georgia State University Perimeter College is located adjacent to census tract 220.08.

The three contiguous RECAP census tracts (231.08, 231.12, 231.15) south of Memorial Drive and north of Glenwood Road are comprised mostly of residential neighborhoods, however, many of DeKalb County's administrative offices are located in census tract 231.15. Access to public transportation is provided by the Kensington MARTA station located in census tract 231.12 and the Indian Creek MARTA Station just outside the eastern border. The RECAP census tract 235.04 located further south is also predominantly residential, but there are three large preserved greenspaces, Glendale Park, Misty Waters Park, and Resthaven Cemetery, located in this neighborhood.

RECAP census tract 214.09 in the northern region of the county contains mostly residential uses similar to the other RECAP designated tracts, however, many of the housing structures in this neighborhood are multi-family. Dresden Elementary School and St. Pius X High School, a private institution, is located in this census tract. Dresden Park is located directly adjacent to the western border in the northern portion of the census tract.

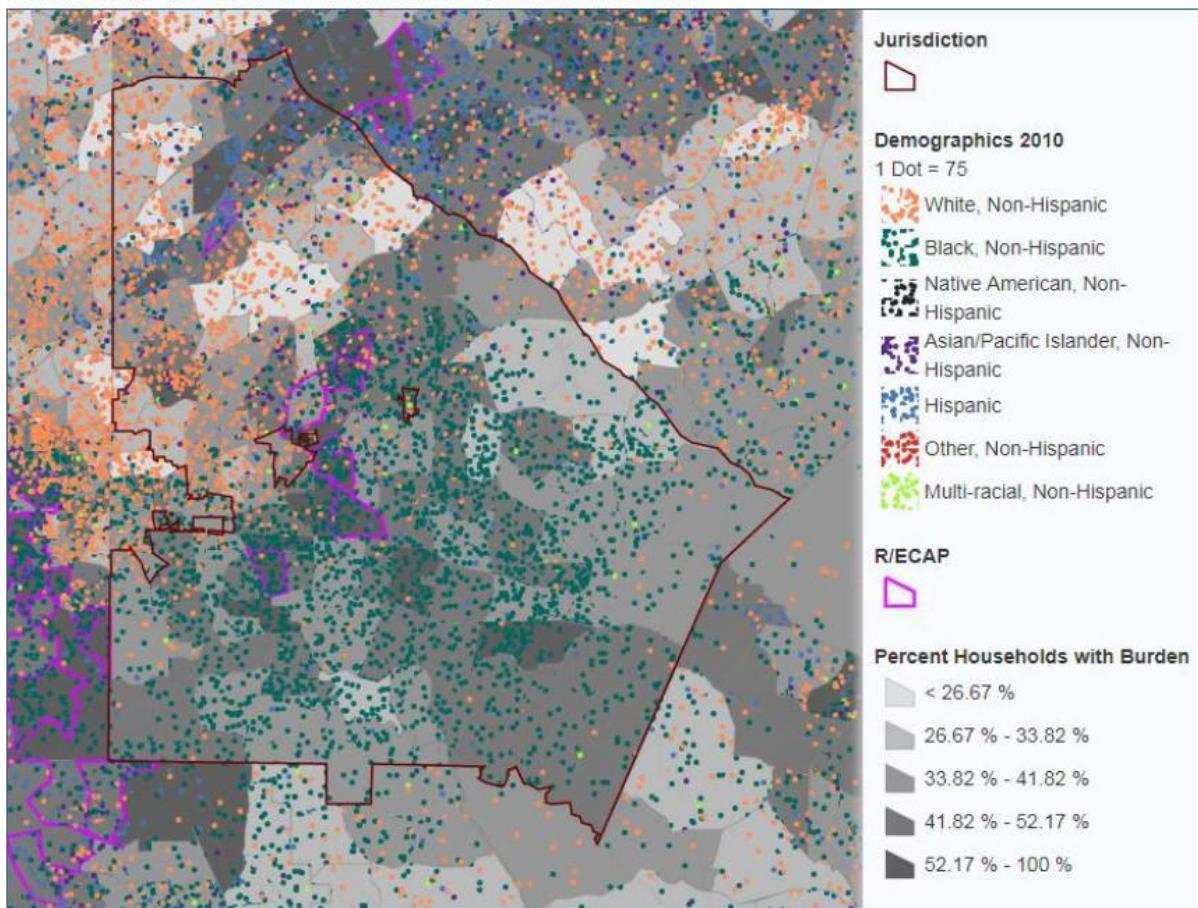
Are there other strategic opportunities in any of these areas?

RECAP census tracts 231.08, 231.12, and 231.15 cover parts of the city of Clarkston and the Scottdale and Stone Mountain neighborhoods. Strategic opportunities and planning have been explored by the city of Clarkston with the adoption of a Livable Centers Initiative study in 2015 with the overarching goal of redeveloping commercial areas and improving residential neighborhoods. In addition to the studies by the city of Clarkston, the Scottdale Revitalization Plan was developed by DeKalb County in 2006 with similar goals of improving the neighborhoods in these RECAP census tracts.

Studies have also been developed for specific areas in the three contiguous RECAP census tracts (231.08, 231.12, 231.15) south of Memorial Drive and north of Glenwood Road. The Kensington Station LCI study was adopted in 2003 to envision more pedestrian-friendly and transit-oriented development near the Kensington MARTA Station. The Memorial Drive Economic Development Strategic Action Plan was also created in 2002 to initiate revitalization along Memorial Drive between Candler Road and Stone Mountain Memorial Drive. There are similar studies that were prepared for areas around the RECAP census tract 235.04 located further south along Candler Road. Developed as a Small Area Plan, the Candler Road and Flat Shoals Road Livable Centers Initiative study envisions redevelopment to increase density and diversity of uses near Candler Road and Interstate 20.

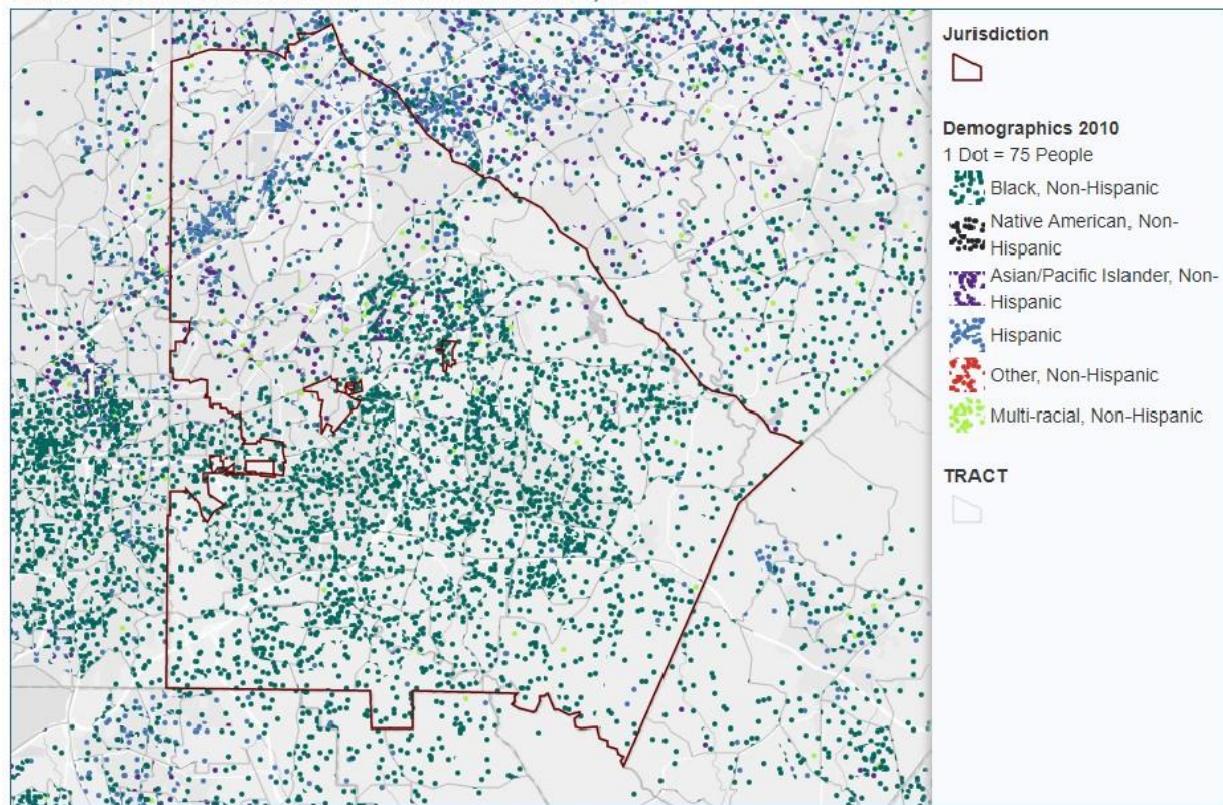
The northernmost RECAP census tract 214.09 contains a portion of the area that was included in the Buford Highway Livable Centers Initiative studies conducted by three municipalities along the Buford Highway corridor: Brookhaven, Chamblee, and Doraville. The goal of these studies is to provide a vision for the redevelopment and improvement of the existing auto-oriented structure and development along the corridor.

HOUSING NEEDS AND RACE AND ETHNICITY BY CENSUS TRACT IN DEKALB COUNTY



Housing Needs and Race and Ethnicity by Census Tract in DeKalb County

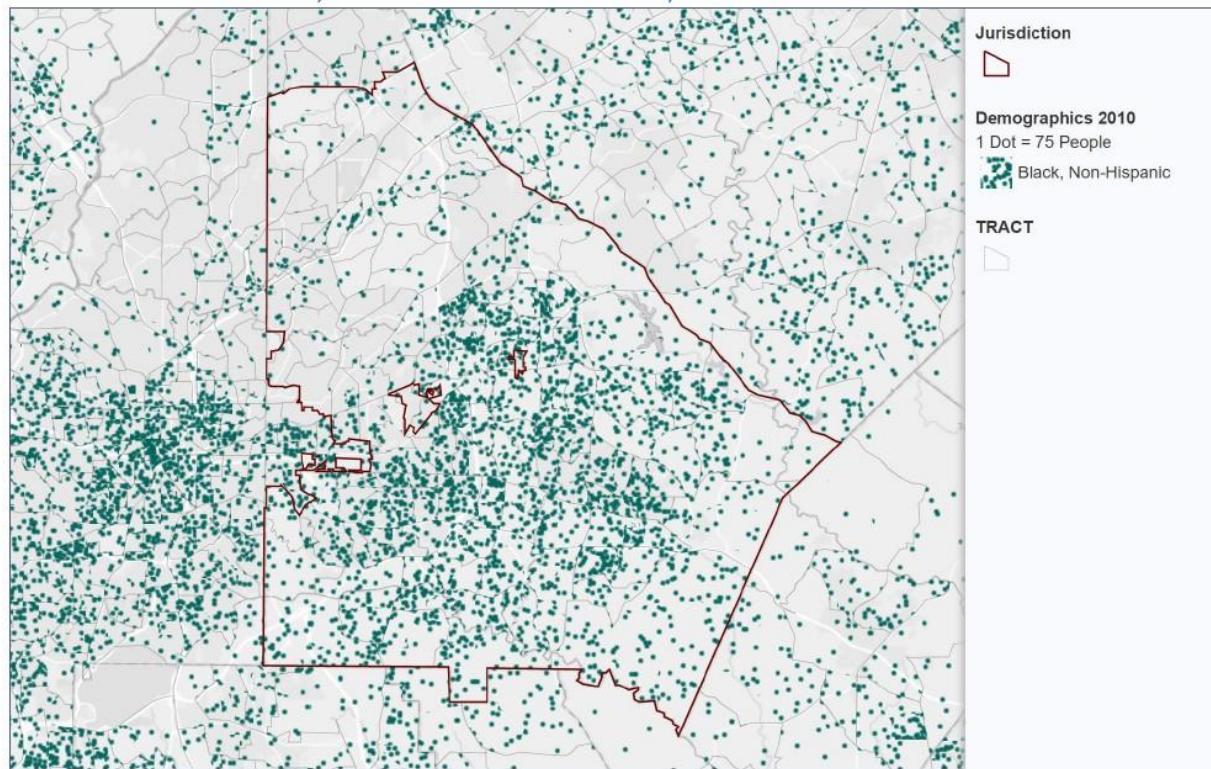
POPULATION BY BLOCK GROUP FOR PEOPLE OF COLOR IN DEKALB COUNTY, 2010



Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, <https://egis.hud.gov/affft/>

Population by Block Group for People of Color in DeKalb County, 2010

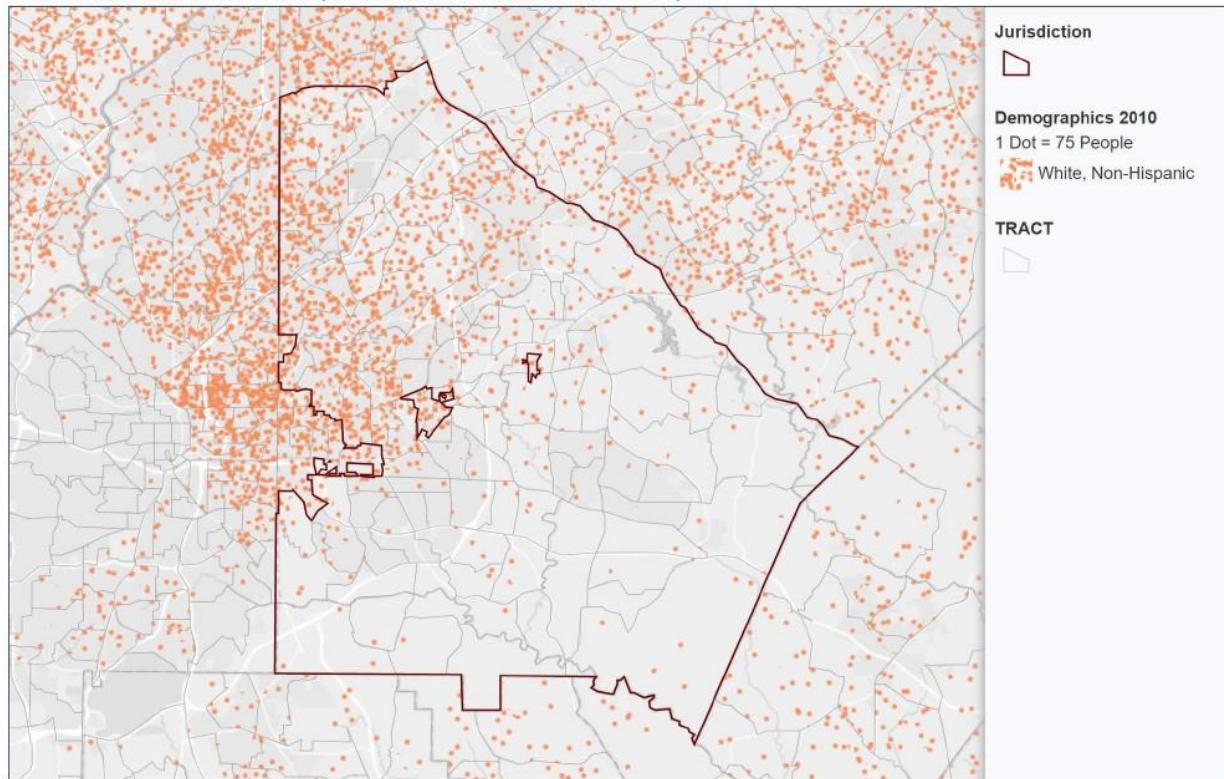
POPULATION BY BLOCK GROUP FOR BLACK, NON-HISPANIC RESIDENTS IN DEKALB COUNTY, 2010



Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

Population by Block Group for Black, Non-Hispanic Residents in DeKalb County, 2010

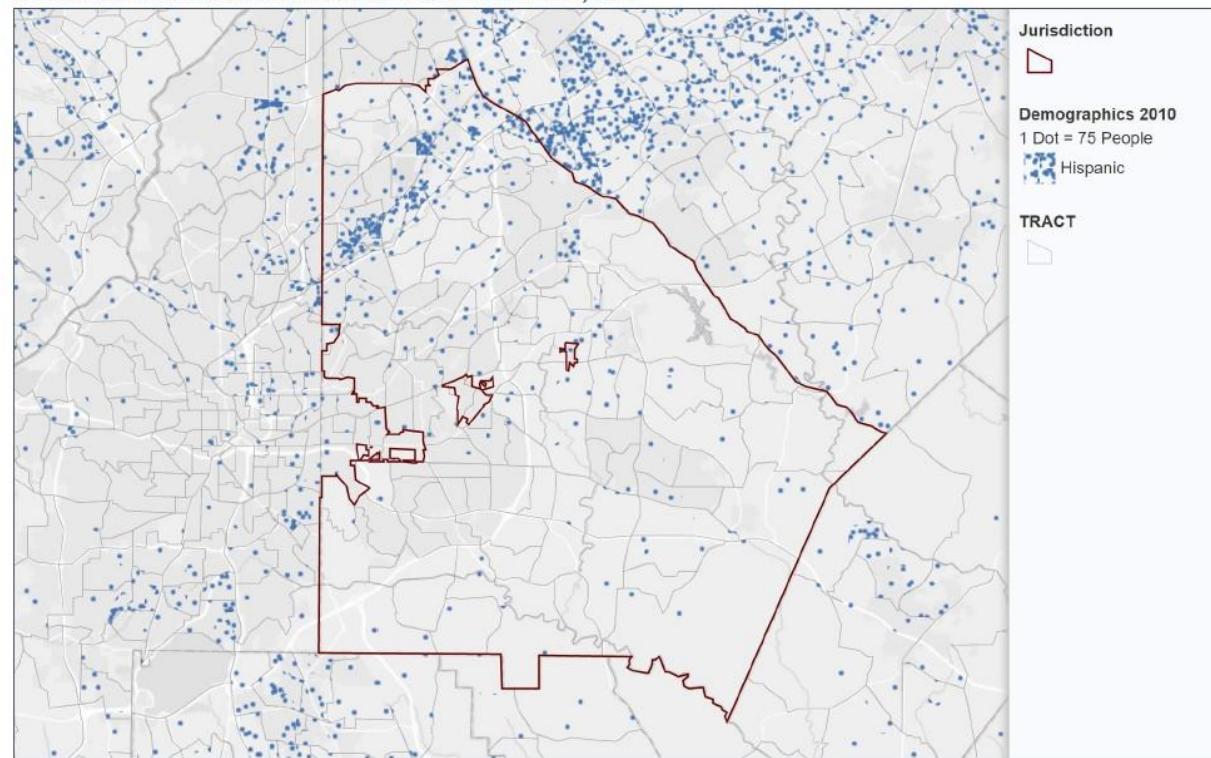
POPULATION BY BLOCK GROUP FOR WHITE, NON-HISPANIC RESIDENTS IN DEKALB COUNTY, 2010



Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

Population by Block Group for White, Non-Hispanic Residents in DeKalb County, 2010

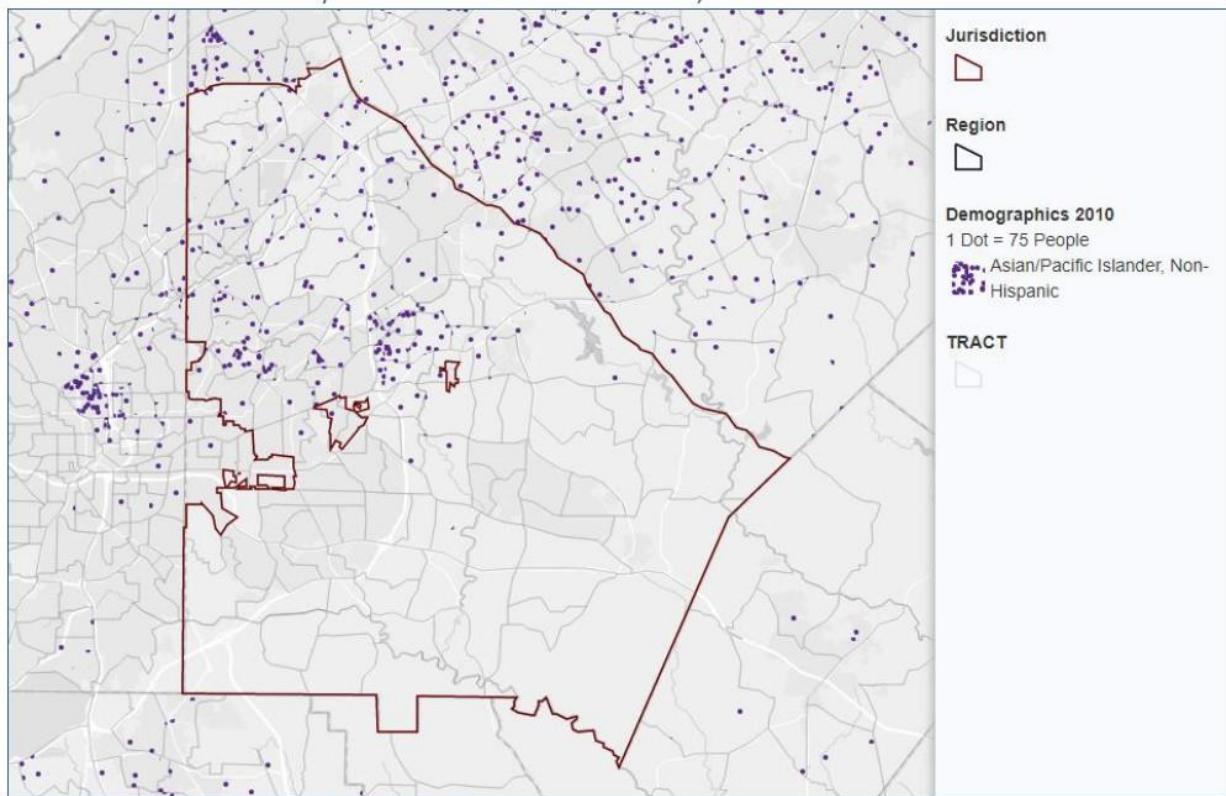
POPULATION BY BLOCK GROUP FOR HISPANIC RESIDENTS IN DEKALB COUNTY, 2010



Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

Population by Block Group for Hispanic Residents in DeKalb County, 2010

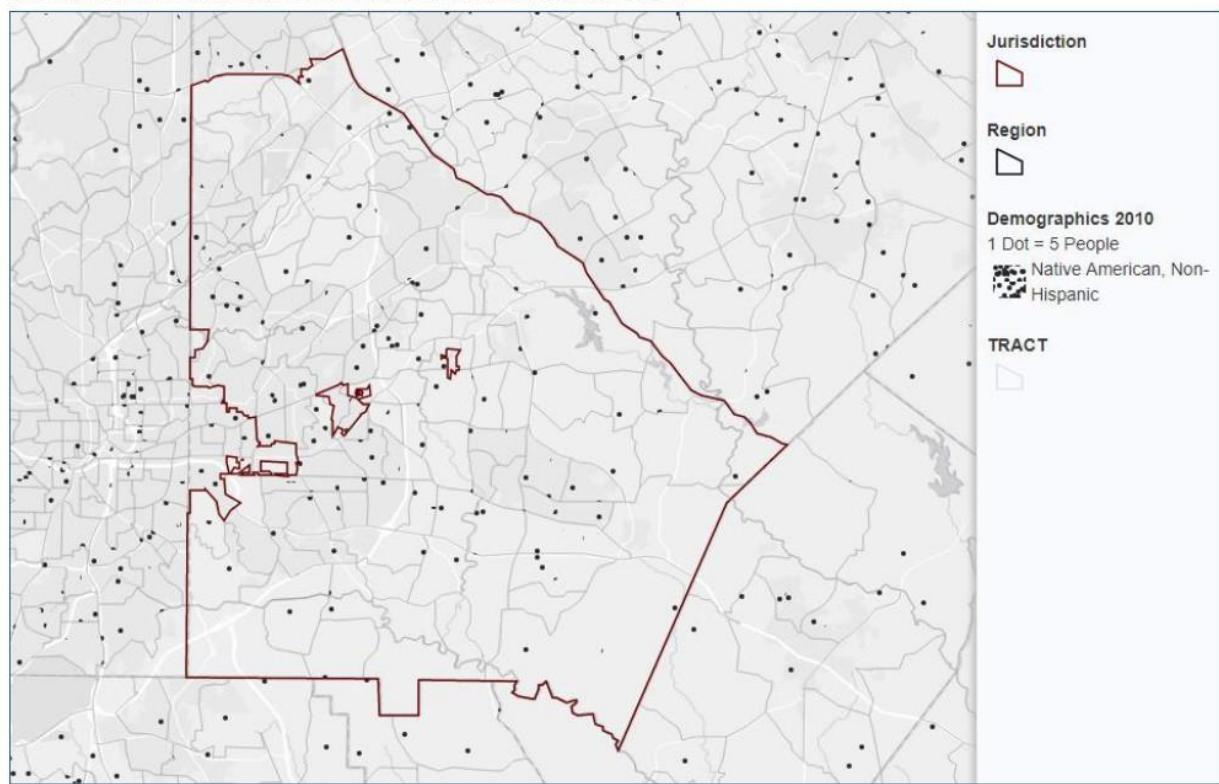
POPULATION BY BLOCK GROUP FOR ASIAN / PACIFIC ISLANDER RESIDENTS IN DEKALB COUNTY, 2010



Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

Population by Block Group for Asian / Pacific Islander Residents in DeKalb County, 2010

POPULATION BY BLOCK GROUP FOR NATIVE AMERICAN RESIDENTS IN DEKALB COUNTY, 2010



Data Source: HUD AHF Data and Mapping Tool, <https://egis.hud.gov/affht/>

Population by Block Group for Native American Residents in DeKalb County, 2010

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The mission of the DeKalb County Community Development Department is:

- To strengthen families and individuals, including youth and senior adults, to achieve self-sufficiency and attain the highest quality of life to the maximum extent feasible.
- To develop viable urban communities principally benefitting low to moderate income persons.
- To work collaboratively with nonprofit agencies, government entities at all levels, the business community, the faith community, residents, and schools.

The County employs strategic partnerships and leveraging strategies to implement Consolidated Plan activities. This approach brings together a variety of entities with the most appropriate skills to address the County's most critical needs, including affordable housing, public infrastructure and facility improvements, public and human services, and expanded economic opportunities for low- and moderate-income persons. The Community Development Department initiates strategic planning for the development of viable urban communities, evaluates proposals and recommends appropriate HUD funding, and monitors activities to meet regulatory compliance.

This Strategic Plan will guide the allocation of CDBG, HOME, and ESG funding during the 2019-2023 planning period to fulfill the Department's mission and meet the County's most critical needs. Goals for the 2019-2023 period focus on a number of high priority needs identified through data analysis, community input, consultation with City staff and other public agencies, and review of relevant recently-completed plans and studies.

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

Geographic Area

Table 48 - Geographic Priority Areas

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

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

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

Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

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

Over the next five years, the DeKalb County Community Development Department will allocate grant funds for use in unincorporated areas of the county as well as municipalities within DeKalb County (excluding Atlanta, which receives separate HUD grant funding). The County will focus concentrated redevelopment efforts in its primary priority areas: Candler/McAfee, Buford Highway, Scottdale, and Memorial Drive. Continued emphasis on these areas over the next five years will allow the County to have a greater impact with its redevelopment efforts. However, identification of these target areas will not prevent the County from exploring and funding projects in other areas of the county with housing and community development needs. Projects may be funded based on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors.

These target areas are defined as census tracts that are made up primarily of low- and moderate-income residents. Some projects or programs that benefit individuals or households, such as the Special Purpose Home Repair program, will be available to income-eligible households countywide. Projects providing an area benefit such as public facility or infrastructure improvements may be conducted in income-eligible areas such as the target areas or other areas in the county that are made up primarily of low- and moderate-income residents. Projects or programs that HOME funds will be committed to HOME-eligible projects for HOME-eligible beneficiaries.

DeKalb County has one of the most diverse populations in the southeastern United States, including Latino and Asian populations that settled there some time ago and a number of refugee populations that have more-recently moved to the County upon entry to the United States. The largest of these groups over the last several years have been from Somalia, Congo, Iraq, Burma, Afghanistan, Vietnam, Ethiopia, Iran, and Bosnia. Efforts will be made to develop and support programs and projects that serve these populations.

Section MA-50 provides maps showing DeKalb County's population by race and ethnicity. A list of census tracts where more than 51% of residents are low- and moderate-income is included as an appendix to this Consolidated Plan and Annual Action Plan; this list also identifies census tracts where people of color comprise more than one-half of the population. These census tracts will be the focal point for the use of CDBG funds, particularly public service funds, and housing assistance.

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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Develop & Preserve Affordable Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide
	Associated Goals	Decent Housing Goal #1 - Rental Housing
	Description	<ul style="list-style-type: none"> • Support the development of rental housing affordable to low- and moderate-income households, including projects located near employment, transportation, and other community resources. • As economically feasible, consider possible opportunities to extend the useful life of existing affordable rental housing by funding acquisition and/or rehabilitation activities. • Support the development of affordable rental housing for seniors, people with disabilities, or other special needs households, such as people who are formerly homeless or at risk of homelessness.

	Basis for Relative Priority	Affordable rental housing was identified as a priority need by public meeting attendees and survey takers. Community members noted that housing affordability is crucial to preventing displacement and supporting diversity in DeKalb County. The 2018 <i>DeKalb County Housing Affordability Study</i> found that 40% of households in the county had an affordability problem, and that 27% of publicly supported units had subsidies that will expire in the next 10 years. CHAS data analyzed for this Plan concurs that housing affordability is the most widespread need for renters in the county.
2	Priority Need Name	Affordable Homeownership Housing Opportunities
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide
	Associated Goals	Decent Housing Goal #3 - Housing for Homeownership
	Description	<ul style="list-style-type: none"> • Support development of for-sale housing units affordable to low- and moderate-income households, including homes located near employment, transportation, or other community resources. • Increase the number of first-time homebuyers through possible collaboration with local agencies and CHDOs. • Encourage agencies to develop affordable for-sale housing that is accessible to people with disabilities.

	Basis for Relative Priority	Affordable housing was identified as a priority need by public meeting attendees and survey takers. Community members noted that housing affordability is crucial to preventing displacement and supporting diversity in DeKalb County. The 2018 <i>DeKalb County Housing Affordability Study</i> found that 40% of households in the county had an affordability problem, and CHAS data analyzed for this Plan concurs that housing affordability is the most widespread need in the county. Further, homeownership rate data examined in the AI shows significant gaps by race and ethnicity.
3	Priority Need Name	Housing Repair Assistance for Homeownership
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal #2 - Homeownership Repair
	Description	<ul style="list-style-type: none"> • Preserve the existing affordable housing stock by assisting income-eligible homeowners with housing repairs, possibly to include major systems repairs and accessibility improvements.
	Basis for Relative Priority	Assistance for single-family homeowners was a priority need identified by several public meeting attendees in order to prevent displacement and support diversity in DeKalb County. Meeting attendees also noted ongoing need for accessibility improvements, including in older homes. CHAS data analyzed for this Plan indicates that housing affordability is a widespread issue for low- and moderate-income homeowners, making home repair projects difficult to afford.
4	Priority Need Name	Fair Housing, Housing Counseling & Legal Services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Description	<ul style="list-style-type: none"> Provide assistance to eligible households which might include but is not limited to: Foreclosure prevention. Consumer education and awareness around predatory lending fraudulent mortgages, and other housing scams. Pre- and post-home purchase counseling for income-eligible households. Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. Provide fair housing and landlord/tenant complaint investigation services.
	Basis for Relative Priority	Input from community members and agencies dedicated to providing legal services related to fair housing indicate a continued need for counseling and legal services for low- and moderate-income households, including those targeted for predatory housing scams and those most at-risk of housing discrimination.
5	Priority Need Name	Homelessness Prevention & Rapid Rehousing
	Priority Level	High
	Population	Extremely Low Low Victims of Domestic Violence
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal #4 - Homelessness Prevention Decent Housing Goal #5 - Rental Assistance SLE Goal #5 - Homeless Supportive Service/Case Mgt

	Description	<ul style="list-style-type: none"> • Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist households at-risk of homelessness with short-term rental payments, rapid rehousing, or other assistance. • Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to provide wrap-around services to households at-risk of homelessness (to possibly include but not be limited to case management, transportation, health and mental health services, services for people with disabilities, and services to help households access benefits) to improve housing stability.
	Basis for Relative Priority	Homelessness prevention was the number one housing priority identified by community members who participated in the needs survey. Continuum of Care members identified rental assistance and assistance finding housing for households with low and extremely low incomes as priorities for households who are homeless or at-risk of homelessness.
6	Priority Need Name	Homeless Housing & Supportive Services
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Decent Housing Goal #4 - Homelessness Prevention SLE Goal #5 - Homeless Supportive Service/Case Mgt

	Description	<ul style="list-style-type: none"> • Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist people who are homeless through provision of and access to emergency, transitional, and permanent housing to enable them to move to appropriate housing and achieve greater stability. • Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to provide access to coordinated supportive services and case management to people experiencing homelessness (to possibly include but not be limited to case management, transportation, health and mental health services, services for people with disabilities, and services to help households access benefits) to support moves to appropriate housing and greater stability. • Consider ESG, CDBG, HOME and other possible funding sources to increase availability of resources to serve residents who are homeless with housing and supportive services.
	Basis for Relative Priority	Housing and services for people who are homeless were consistently ranked as priority needs by community members who participated in the survey. Permanent supportive housing, emergency shelter, homeless outreach and assessment, and transitional housing were all identified as top housing needs in DeKalb County. Continuum of Care members identified housing and services for homeless youth aging out of foster care, mental health services, case management, and housing for veterans and domestic violence survivors as priorities.
7	Priority Need Name	Public Infrastructure & Facility Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide Urban County - Municipalities

	Associated Goals	SLE Goal #1 - Facilities SLE Goal #2 - Infrastructure SLE Goal #7 - Section 108 Loan Repayment
	Description	<ul style="list-style-type: none"> • Work with other County departments, cities within DeKalb County, and non-profit agencies. • Fund infrastructure improvements and public facilities such as sidewalks, street lighting, pedestrian facilities, streetscapes, ADA improvements, recreation centers, and parks in income-eligible areas. • Assist community service organizations in improving their physical structures to meet the organization's goals for serving low- and moderate-income households, homeless people, and other special needs populations.
	Basis for Relative Priority	Street and sidewalk improvements were the #1 and #3 top needs identified by community members in the needs survey. Expanded sidewalks and improved ADA accessibility/safety were also identified as priorities by community meeting attendees. Neighborhood parks and trail networks, bicycle and pedestrian facilities, and streetscaping were also identified as goals in the <i>DeKalb County 2035 Comprehensive Plan</i> .
8	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Countywide

	Associated Goals	SLE Goal #3 - Senior/Youth/Other Public Services
	Description	<ul style="list-style-type: none"> • Fund community services such as youth-focused activities, childcare, homelessness prevention, legal services, services for abused or neglected children, programming for seniors, services for refugees and people with limited English proficiency, health and substance abuse services, and others.
	Basis for Relative Priority	Community members identified the need for a variety of services for income-eligible and special needs residents. Youth services and substance abuse services were priorities identified in the community survey, while services for refugees were identified by community meeting attendees. CoC members noted the need for childcare, including on nights and weekends.
9	Priority Need Name	Economic Development & Small Business Incentives
9	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Economic Opportunity Goal #1 - Jobs Economic Opportunity Goal #3 - Econ Development
	Description	<ul style="list-style-type: none"> • Collaborate with WorkSource DeKalb, the Department of Purchasing and Contracting, and other stakeholders to assist small businesses with job creation and retention. Tools may include a Revolving Loan Fund Program, Micro-Enterprise Assistance Programs, business incubators, and other initiatives. • Collaborate with other departments, agencies, and stakeholders to identify approaches for incentivizing small businesses, addressing deteriorating economic conditions in neighborhoods and corridors, and creating and implementing economic development plans for low- and moderate-income areas, including those with existing LCI plans.

	Basis for Relative Priority	DeKalb County's 2035 <i>Comprehensive Plan</i> identifies corridor revitalization, infrastructure improvements, and public/private partnerships as key economic development goals. Other small area plans conducted for neighborhoods and corridors in DeKalb County (e.g., LCIs) also identify economic development and corridor improvements as goals.
10	Priority Need Name	Job Training & Employment Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Economic Opportunity Goal #1 - Jobs Economic Opportunity Goal #2 - Training
	Description	<ul style="list-style-type: none"> • Encourage low- and moderate-income residents to access literacy, job training, and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
	Basis for Relative Priority	Job training and employment assistance program can help low- and moderate-income households improve their employment options and increase wages. In the AI, HUD data regarding labor force participation, educational attainment, and employment rates shows gaps by race and ethnicity in DeKalb County, which supports the need for continuing education/job training and employment/job search assistance.
11	Priority Need Name	Neighborhood Initiatives & Capacity Building
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Countywide

	Associated Goals	SLE Goal #8 - Capacity Building
	Description	<ul style="list-style-type: none"> • Work with neighborhoods in the county to develop and implement programs and resources for neighborhood capacity building and sustainability. • Provide resources for building the capacity of residents.
	Basis for Relative Priority	Neighborhood and community capacity building is essential to a stronger and sustainable DeKalb County. This priority will help stabilize and strengthen neighborhoods at the grass roots level and allow neighborhoods to identify priorities for improvement.
12	Priority Need Name	Demolition & Blight Clean-Up
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	SLE Goal #6 - Demolition and Blight Clean-Up
	Description	<ul style="list-style-type: none"> • Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment. • Assist in the demolition of dilapidated structures to arrest the spread of blight in low- and moderate-income areas as needed.
	Basis for Relative Priority	Continued code enforcement and blight clean-up efforts were identified as a need at the community meeting. In the community survey, neighborhood stabilization was the second-highest priority need across all activity categories. Code compliance and healthy neighborhoods were also identified as goals in the <i>DeKalb County 2035 Comprehensive Plan</i> .
13	Priority Need Name	Program Administration
	Priority Level	High

	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Countywide
	Associated Goals	Program Administration
	Description	<ul style="list-style-type: none"> • Program administration costs and carrying charges related to the planning and execution of community development, housing, and homelessness activities assisted with funds provided under the CDBG, HOME, and ESG programs.
	Basis for Relative Priority	Program administration costs associated with the coordination and delivery of services to DeKalb County residents.

Narrative (Optional)

Not applicable.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households, waiting lists for assisted housing units, and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing will impact the decision to use funds for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	The use of funds for TBRA for non-homeless special needs will be linked to the identification of special needs populations living in non-standard long-term housing or unsuitable living environments due to unavailability of affordable, suitable, standard housing.
New Unit Production	Age and condition of existing housing, waiting lists at existing assisted housing developments, high occupancy rates and rental rates, and sales prices unaffordable to low- and moderate-income households will influence the use of funds for new unit production. General unavailability of standard units affordable to low- and moderate-income households and developers' lack of ability/desire to produce new units without investment of County funds will also influence the use of funds for new unit production.
Rehabilitation	Age and condition of housing, issues related to substandard housing, and need for home repairs for seniors and other low- and moderate-income homeowners, including lead-based paint remediation, will influence the use of funds for rehabilitation. In circumstances where economic conditions do not foster housing rehabilitation, the County may consider using grant funds. For owner-occupied units, repair services may be deployed as an alternative to rehabilitation.
Acquisition, including preservation	Funds will be used for acquisition when a long-term use that is consistent with the objectives of this plan is identified.

Table 50 – Influence of Market Conditions

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

Introduction

All federal funding allocations will be used to support the DeKalb County Community Development Department's three main goals for the 2019-2023 Consolidated Planning period – providing (1) decent affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low to moderate income residents in DeKalb County. The table below shows the County's grant allocation amounts for the 2019-2020 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the County's 2019 allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,260,167	617,516	0	5,877,683	21,040,668	CDBG funds may be used to carry out activities related to acquisition, economic development, housing, public improvements, public facilities, loan-bond repayment, public services, and planning and administration in accordance with the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,156,360	735,105	0	2,891,465	8,625,440	HOME funds may be used for acquisition, homebuyer assistance, homeowner rehab, multifamily rental new construction or rehabilitation, construction for homeownership, TBRA, CHDO activities, and other housing initiatives in accordance with the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	445,432	0	0	445,432	1,781,728	ESG funds will be used for rapid re-housing, street outreach, emergency shelter and shelter services, homeless prevention, and HMIS activities.

Table 51 - Anticipated Resources

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

DeKalb County will leverage funds used for the purposes of construction, infrastructure, and public improvement projects through the use of additional private, state, and local funds, where applicable.

DeKalb County will satisfy its HOME match requirements using the following sources:

- Donated materials, equipment, labor, and professional services from non-federal sources to HOME-assisted projects.
- Sweat equity in HOME-assisted properties.
- Direct costs of supportive services (paid from non-federal funds) in HOME-assisted properties.
- Easements on County property at no cost to allow for the development to of HOME-assisted properties.
- Carryover from previous years' match surplus.
- Housing Bond proceeds for HOME-assisted properties.

In addition, many County HOME-funded rental projects leverage private loans, Low Income Housing Tax Credits, and other federal and state grants. The County averages approximately 3 to 4 non-HOME dollars for every HOME-awarded dollar.

Further, as the Collaborative Applicant for the Continuum of Care, the County received a CoC planning grant of about \$146,000 and a coordinated entry grant for \$170-\$190,000. As the CoC's Collaborative Applicant, the County will also apply for other eligible grants to increase the availability of funds available to serve homeless, formerly homeless, and at-risk populations with housing and supportive services.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

CDBG funding will be used to develop public facilities on existing publicly-owned land to benefit low- and moderate-income people. The County will use public land whenever possible to meet needs identified in the 2019-2023 Consolidated Plan and 2019 Annual Action Plan. If CDBG funds are ever used to acquire private land for public purpose, the County will follow CDBG acquisition requirements and procedures to obtain fair market value purchase.

Discussion

Not applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DEKALB COUNTY	Government	Economic Development Homelessness Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of DeKalb County	PHA	Ownership Public Housing Rental	Jurisdiction
DEKALB METRO HOUSING COUNSELING CENTER	Non-profit organizations	public services	Jurisdiction
DEKALB BOARD OF HEALTH	Government	Homelessness public services	Jurisdiction
HABITAT FOR HUMANITY/DEKALB, INC.	Non-profit organizations	Ownership	Jurisdiction
DEKALB COUNTY DEPARTMENT OF FAMILY & CHILDREN SERVICES	Government	Homelessness public services	State
WORKSOURCE DEKALB	Non-profit organizations	Economic Development	Jurisdiction
DEKALB COMMUNITY SERVICE BOARD	Government	Homelessness Non-homeless special needs Ownership Rental	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GRADY HOSPITAL / MERCYCARE	Other	Non-homeless special needs public services	Jurisdiction
Urban League of Greater Atlanta	Non-profit organizations	Economic Development	Region
DECIDE DEKALB	Other	Economic Development	Jurisdiction
WOMEN'S RESOURCE CENTER OF DEKALB COUNTY, INC.	Non-profit organizations	Homelessness public services	Jurisdiction
ACCESS TO CAPITAL FOR ENTREPRENEURS (ACE)	Non-profit organizations	Economic Development	State
DEKALB COUNTY SCHOOL DISTRICT	Government	Homelessness Non-homeless special needs	Jurisdiction
CITY SCHOOLS OF DECATUR	Government	Homelessness Non-homeless special needs	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Agencies through which the DeKalb County will carry out its consolidated plan are shown in the table that follows. In addition to those listed in the table, the County will also rely on a variety of non-profit and private sector housing developers, including Community Housing Development Organizations (CHDOs), Low Income Housing Tax Credit developers, and others. As of the last program year, the County has four organizations certified as CHDOs, including Alliance for DeKalb County, Atlanta Neighborhood Development Partnership, Habitat for Humanity of DeKalb County, and Resources for Residents and Communities in Georgia.

Strengths

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

- Partnering with non-profit agencies

Gaps

- Improving communication and coordination with internal and external customers for programs administrated through different agencies
- Capacity of non-profit organizations
- Sustainability of programs
- Changes in staff
- Change in population
- Long-time programs need to be evaluated

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 53 - Homeless Prevention Services Summary

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

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

DeKalb County has developed a coordinated entry process that standardizes the access, assessment, prioritization, and referral procedure for all people across all participating providers in the DeKalb County CoC. Thus, each system entry point uses the same pre-screen tool and makes referral decisions based on a common set of factors. Coordinated referrals are made with a thorough understanding of all programs, including their specific requirements, target population, offered services, and bed availability. This approach means that homeless and at-risk of homelessness individuals and families are identified early, screened, and connected with the most appropriate intervention or best match possible that addresses their immediate needs.

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

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

The strength of the service delivery system is that the metro Atlanta area, which includes DeKalb County, has been identified as a critically important community in ending homelessness by HUD which provides an opportunity to make substantial local progress to ending homelessness. Due to this recognition HUD technical assistance resources have been provided that have helped guide and focus the County's planning toward ending homelessness in its community. The gap in the service delivery

system for the special needs populations has proven to be the lack of funding needed to create additional beds and services that are not currently provided. There is also a gap in the services delivery for difficult-to-place special needs clients.

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1 - Rental Housing	2019	2023	Affordable Housing	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide	Develop & Preserve Affordable Rental Housing	CDBG: \$525,000 HOME: \$8,664,905	Rental units constructed: 600 Household Housing Unit
2	Decent Housing Goal #2 - Homeownership Repair	2019	2023	Affordable Housing	Countywide	Housing Repair Assistance for Homeownership	CDBG: \$1,800,000	Homeowner Housing Rehabilitated: 150 Household Housing Unit
3	Decent Housing Goal #3 - Housing for Homeownership	2019	2023	Affordable Housing	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide	Affordable Homeownership Housing Opportunities	HOME: \$2,352,000	Homeowner Housing Added: 26 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Decent Housing Goal #4 - Homelessness Prevention	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services	CDBG: \$400,000 ESG: \$863,580	Homeless Person Overnight Shelter: 140 Persons Assisted Homelessness Prevention: 705 Persons Assisted
6	Decent Housing Goal #5 - Rental Assistance	2019	2023	Affordable Housing	Countywide	Homelessness Prevention & Rapid Rehousing	HOME: \$500,000 ESG: \$700,000	Tenant-based rental assistance / Rapid Rehousing: 800 Households Assisted
7	SLE Goal #1 - Facilities	2019	2023	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide Urban County - Municipalities	Public Infrastructure & Facility Improvements	CDBG: \$6,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	SLE Goal #2 - Infrastructure	2019	2023	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide Urban County - Municipalities	Public Infrastructure & Facility Improvements	CDBG: \$4,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
9	SLE Goal #3 - Senior/Youth/Other Public Services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Public Services	CDBG: \$1,300,000	Public service activities other than Low/Moderate Income Housing Benefit: 2400 Persons Assisted
10	SLE Goal #4 - FH/Housing Counseling/Legal Services	2019	2023	Non-Housing Community Development	Countywide	Fair Housing, Housing Counseling & Legal Services	CDBG: \$450,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
11	SLE Goal #5 - Homeless Supportive Service/Case Mgt	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services	CDBG: \$100,000 ESG: \$663,580	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	SLE Goal #6 - Demolition and Blight Clean-Up	2019	2023	Non-Housing Community Development	Countywide	Demolition & Blight Clean-Up	CDBG: \$2,864,000	Buildings Demolished: 240 Buildings
13	SLE Goal #7 - Section 108 Loan Repayment	2019	2023	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area	Public Infrastructure & Facility Improvements	CDBG: \$3,200,000	Other: 1 Other
14	SLE Goal #8 - Capacity Building	2019	2023	Non-Housing Community Development	Countywide	Neighborhood Initiatives & Capacity Building	CDBG: \$25,000	Other: 5 Other
15	Economic Opportunity Goal #1 - Jobs	2019	2023	Non-Housing Community Development	Countywide	Economic Development & Small Business Incentives Job Training & Employment Assistance	CDBG: \$1,200,000	Jobs created/retained: 150 Jobs Businesses assisted: 250 Businesses Assisted
16	Economic Opportunity Goal #2 - Training	2019	2023	Non-Housing Community Development	Countywide	Job Training & Employment Assistance	CDBG: \$25,000	Jobs created/retained: 50 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Economic Opportunity Goal #3 - Econ Development	2019	2023	Non-Housing Community Development	Countywide	Economic Development & Small Business Incentives	CDBG: \$529,351	Businesses assisted: 25 Businesses Assisted
18	Program Administration	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Program Administration	CDBG: \$4,500,000	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing Goal #1 - Rental Housing
	Goal Description	<ul style="list-style-type: none"> • Leverage HOME funds to assist in the development of rental housing that is affordable low-to-moderate income households. Rental development may be new construction, acquisition and rehabilitation, or rehabilitation of existing structures. • Collaborate with communities, developers, organizations, lenders, GA Department of Community Affairs, and County Departments to establish models for the development of affordable housing in close proximity to work centers. • Work with the DeKalb Housing Authority in the administration of the CDBG, HOME, NSP1, NSP3 Program activities related to the development and implementation of affordable housing assistance programs. • Assist in the deconcentrating low-income housing through collaboration with communities, Housing Authorities, developers, lenders, investors, communities, and GA Department of Community and County Departments.
2	Goal Name	Decent Housing Goal #2 - Homeownership Repair
	Goal Description	<ul style="list-style-type: none"> • Support the efforts to improve detached, single-family units owned by seniors and disabled residents by providing special system repairs (up to \$10,000) for a minimum of 150 income eligible households through the Special Purpose Home Repair Program.
3	Goal Name	Decent Housing Goal #3 - Housing for Homeownership
	Goal Description	<ul style="list-style-type: none"> • Spur the opportunities for homeownership among low-to-moderate income households through the allocation of funds to Community Development Housing Organizations (CHDOs) for the acquisition or new construction, rehabilitation, and sale of 26 properties to eligible households.

5	Goal Name	Decent Housing Goal #4 - Homelessness Prevention
	Goal Description	<ul style="list-style-type: none"> • Collaborate with PATH Teams, other outreach providers, and agencies to house at least 140 unsheltered individuals. • In collaboration with the Continuum of Care, agencies, developers, and owners, identify housing and supportive service programs to house a minimum of 625 homeless or at-risk households. • Collaborate with the DeKalb Sheriff and County jail to prevent homelessness among those who are released from jail. Provide bridge housing for at least 80 individuals who are released from jail. • Contribute to the effort to immediately house homeless and/or at-risk households through the development of bridge housing and/or emergency shelters, along with the associated case management required to move households to permanent housing. • Support at-risk and homeless population needs determination by conducting studies, survey, and point-In-time counts of homeless and/or at-risk individuals. This determination will inform work toward the provision of appropriate housing and services. • Collaborate with agencies to seek a funding for additional units to house domestic violence victims.
6	Goal Name	Decent Housing Goal #5 - Rental Assistance
	Goal Description	<ul style="list-style-type: none"> • Provide tenant-based rental assistance. • Provide Rapid Re-Housing in ESG.
7	Goal Name	SLE Goal #1 - Facilities
	Goal Description	<ul style="list-style-type: none"> • Work with County departments and municipalities within DeKalb County to assist with the construction, and/or redevelopment of public facilities, recreation centers or parks that primarily serve low to moderate income areas, persons, families, youth and senior citizens.

8	Goal Name	SLE Goal #2 - Infrastructure
	Goal Description	<ul style="list-style-type: none"> Partner with the Public Works and other County Departments and municipalities to facilitate infrastructure improvements including accessible parking (ADA) and sidewalk installations in low- to moderate-income neighborhoods, to encourage walkability, connection to trails and increased access for the elderly and physically challenged.
9	Goal Name	SLE Goal #3 - Senior/Youth/Other Public Services
	Goal Description	<ul style="list-style-type: none"> Primarily through summer programs, provide opportunities for approximately 300 youth annually to participate in healthy educational activities that are recreationally-based, build self-esteem, teach personal financial literacy, enable academic success, and enhance decision making skills. Collaborate with non-profit agencies to expand the availability of quality affordable childcare and youth programs throughout DeKalb County. In an effort to stabilize families, work with County departments and non-profit agencies that support the prevention of domestic violence. As needed, provide other eligible public services.
10	Goal Name	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Goal Description	<ul style="list-style-type: none"> Work with agencies to support efforts to stabilize neighborhoods, increase homeownership, and prevent foreclosures by supporting financial literacy classes, free or reduced fee legal services, and fair housing initiatives for low-to moderate income residents and senior citizens.
11	Goal Name	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Goal Description	<ul style="list-style-type: none"> Refine the coordinated system for access to housing and services for the homeless and at-risk populations by supporting the implementation and maintenance of call centers and at least 4 “face-to-face “assessment sites. Provide supportive services and case management to homeless or at-risk households. Provide HMIS support services

12	Goal Name	SLE Goal #6 - Demolition and Blight Clean-Up
	Goal Description	<ul style="list-style-type: none"> • Assist in the demolition of 200 dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed. • Partner with the County and municipalities to stabilize neighborhoods by providing support to re-launch the DeKalb County Regional Land Bank. The land bank will purchase and rehabilitate abandoned properties in an effort to put them back on the County tax roll, stabilize communities and eliminate blight. • Collaborate with other County departments in an effort to remediate blight in low –to-moderate income communities, with an incentive to ultimately stabilize neighborhoods and support growth and development. Efforts will include implementation of a Phase I and II blight survey and a remediation plan. • Collaborate with communities and County Departments to remediate blight in low-to-moderate income neighborhoods, commission blight surveys of the areas, and implement remediation plans.
13	Goal Name	SLE Goal #7 - Section 108 Loan Repayment
	Goal Description	<ul style="list-style-type: none"> • Repayment of DeKalb County's Section 108 Loan used to construct three senior centers.
14	Goal Name	SLE Goal #8 - Capacity Building
	Goal Description	<ul style="list-style-type: none"> • Collaborate with neighborhood, community groups and non-profit agencies to provide capacity building for neighborhood groups and support for self-sufficiency.
15	Goal Name	Economic Opportunity Goal #1 - Jobs
	Goal Description	<ul style="list-style-type: none"> • Continue to collaborate with non-profit agencies and stakeholders to assist 250 small businesses create 150 new jobs. Tools for assistance may include Revolving Loan Fund Programs, Micro-Enterprise Assistance Training Programs, Business Incubators and other initiatives.
16	Goal Name	Economic Opportunity Goal #2 - Training
	Goal Description	<ul style="list-style-type: none"> • Encourage low-to-moderate income individuals to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.

17	Goal Name	Economic Opportunity Goal #3 - Econ Development
	Goal Description	<ul style="list-style-type: none"> • Partner with Decide DeKalb, non-profit organizations and other DeKalb County economic development stakeholders to expand economic opportunities in order to attract businesses to the County, through community revitalization and blight removal that will make existing low-to-moderate income communities attractive for investment and job creation. • Partner with County stakeholders to revitalize economically depressed low to-moderate income areas by considering the use of HUD Section 108 Loan Program to finance the building of large scale eligible Capital Improvement Projects and Economic Development projects. • Continue to collaborate with the Decide DeKalb, the Development Group, DeKalb Chamber of Commerce, and other stakeholders to develop innovative incentives for small businesses, implementing LCI's, reversing deteriorating economic trends in identified neighborhoods, and creating innovative economic redevelopment plans for major corridors in low-to-moderate income neighborhoods. Priorities will include corridors with existing LCI's and other improvement plans.
18	Goal Name	Program Administration
	Goal Description	<ul style="list-style-type: none"> • Program planning, implementation, management, monitoring and evaluation of the CDBG, HOME, and ESG Programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

DeKalb County anticipates providing affordable housing to 626 extremely low-income, low-income, and moderate-income families using HOME funding, including through the development of 600 affordable rental units and 26 affordable for-sale units. The County also anticipates assisting 150 eligible homeowners make special systems repairs (up to \$10,000) to their homes. The County will also provide housing and supportive services for 625 homeless or at-risk households and bridge housing for 80 individuals released from jail.

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

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

Housing Authority of DeKalb County

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

Decatur Housing Authority

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

Activities to Increase Resident Involvements

Housing Authority of DeKalb County

Although HADC no longer operates public housing units, it has a nonprofit affiliate called the Resident Services Corporation of DeKalb (RSCD) that serves voucher holders. Its mission is to enhance the lives of DeKalb County residents through community-based problem solving and neighborhood-oriented strategies that promote self-reliance and self-sufficiency. RSCD's overarching goal is to help families become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful. RSCD offers community-based social services and enrichment programs that enhance the lives and economic vitality of DeKalb County residents across the life span – including children, adults, and senior citizens. Services focus on human development programs to enhance lives and underpin the economic stability, health, and wellbeing of Housing Authority residents and low-income families in DeKalb County.

Decatur Housing Authority

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

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.

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

No

Plan to remove the 'troubled' designation

Not Applicable - None of the housing authorities in DeKalb County are designated as "troubled."

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

Barriers to Affordable Housing

In 2018, DeKalb County commissioned a Housing Affordability Study from Emory University's Policy Analysis Laboratory to better understand the county's affordable housing challenges. The study's findings underscored the degree to which housing affordability impacts DeKalb County residents, reporting that 20% of the county's households are cost burdened (spending between 30% and 50% of their incomes on housing) and another 19% severely cost burdened (spending more than 50% of their incomes on housing costs) (from the *2018 DeKalb County Housing Affordability Study* by Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory). Taken together, four in ten county residents face a housing affordability challenge. These challenges are due to a variety of factors, including:

- Median household incomes not keeping pace with rising housing costs;
- Housing in high opportunity locations (i.e. near job centers and other community amenities) is expensive; and
- Insufficient supply of subsidized or otherwise affordable housing units;
- Neglect and disrepair of residential property in parts of DeKalb County leads to blight conditions and to the eventual need for demolition of unsafe structures.

Median household income in DeKalb County is estimated at \$50,856 as of the 5-year 2013 ACS estimates. While that represents a growth of 3.5% since 2000, inflation and housing costs have escalated far more steeply. The rate of inflation over this same period was 36.4%, meaning that while household incomes have gradually increased, households' purchasing power is declining, causing housing to become a larger share of household expenses.

A 2017 report by the Atlanta Regional Commission studied the mismatch between the locations of job centers and affordable housing across the metro Atlanta area and found that living near a major center of employment is typically quite expensive (from *Regional Snapshot: ARC Employment Centers: Core Locations for Jobs, not for Affordable Housing*, Atlanta Regional Commission, October 2017). The regional job centers located in DeKalb County (Perimeter Center and Emory) hold significant numbers of jobs, yet the surrounding communities are also home to some of the County's most expensive housing. Household incomes in these surrounding communities also tend to be higher, so the residents in proximity to major job centers may not be significantly cost burdened. Conversely, this means that the areas of the county not proximate to job centers, while having home prices that are lower, also display higher incidences of cost burden because incomes are also lower. Thus, as the study points out, "incomes are a key driver of determining affordability, regardless of housing prices."

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

While the County continues to work to increase the quality of housing units that are newly constructed, it acknowledges that enhanced building standards can add to the construction cost of the units. This, in conjunction with increasing land values and ongoing gentrification, make it more difficult to add to the affordable base for low and moderate-income citizens of DeKalb County. As new projects are proposed, the County seeks to incorporate requirements for affordable set-asides as part of the zoning approval process, prioritizing projects that provide long-term affordability guarantees. The County also encourages development of affordable housing in locations with good access to jobs, grocery stores, and other amenities as a way to enhance economic opportunities for low and moderate-income families. Finally, DeKalb County has established a coordinated multidisciplinary blight remediation strategy using the County's zoning codes and strong code enforcement to prevent and remove blight, thereby making the community more attractive to residents and businesses.

The County's 2018 Housing Affordability Study again highlighted the importance of expiring subsidies or affordability requirements to the preservation of existing affordable units. The high level of need for affordable housing in DeKalb County is compounded by a shrinking inventory of affordable units. This is largely because significant numbers of housing units that were previously developed are aging out of the affordability restrictions tied to the subsidies that created the units. For example, housing developed under the Low Income Housing Tax Credit (LIHTC) program accounts for the majority of subsidized affordable housing available on the private market. Typically, these developments must remain affordable for 30 years as a condition of the tax credits received by the developer. As developments approach the 30-year mark, they may exit the program and are no longer beholden to affordability restrictions; as units turn over, the rents are likely to adjust to market rates. The Housing Affordability Study found that:

"In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed."

Understanding the significance of this issue, The County's HOME allocation and underwriting process prioritizes projects that provide long-term affordability guarantees.

When property owners are unable to maintain and care for their property appropriately, it falls into disrepair, sometimes even abandonment. Often this occurs with housing, both owner and rental, at the more affordable end of the spectrum leading to both a loss of affordable units from the county's supply but also contributing a blighting influence on the surrounding community. DeKalb County has prioritized blight remediation efforts as part of an economic development strategy. Zoning codes and strong code enforcement can prevent and remove blight, thereby making the community more attractive to residents and businesses.

SP-60 Homelessness Strategy – 91.215(d)

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

This section details DeKalb County's strategies for addressing homelessness. Overall priorities include:

- Collaborating with agencies in the CoC, the Regional Commission on Homelessness, and others to assist people who are homeless or at-risk of homelessness through provision of and access to homelessness prevention, rapid re-housing, emergency, transitional, and permanent housing to enable them to move to appropriate housing and achieve greater stability.
- Collaborating with agencies in the CoC, the Regional Commission on Homelessness, and others to provide access to coordinated supportive services and case management to people experiencing homelessness or at-risk of homelessness (possibly including, but not be limited to, case management, transportation, health and mental health services, services for people with disabilities, and services to help households access benefits) to support moves to appropriate housing and greater stability.

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

In 2011 DeKalb County initiated a pilot project with the DeKalb County Recorder's Court, Homeless Diversion Pilot Initiative (HDPI), to investigate the impact on recidivism of housing certain homeless offenders. This program screens and diverts homeless individuals to community housing and treatment resources under the supervision of the court. The program targets the homeless mentally ill and substance abusers with the goal of decreasing homelessness in DeKalb County. As a part of DeKalb's outreach procedures, the Court system is added as a collaborative element to mitigate homelessness.

The outreach worker conducts an onsite assessment of the individual's needs. Once the needs are determined the individual is offered assistance in the form of shelter or hospital visit. If the person

chooses to come off the street their information is collected and entered into the HMIS system. The case managers at the shelter or hospital will be able to update their status in HMIS. The PATH teams are formed to give attention to persons sleeping on the streets, under bridges, viaducts and abandoned buildings. The County will continue to collaborate with the judicial system to explore methods of reducing crime and incarceration that are caused by homelessness.

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

A County goal is to develop and implement affordable units and programs that focus on senior citizens, veterans, cost burdened households, youth, homeless individuals and families, and other special populations. In meeting this goal, the County will continue to fund the Tenant Based Rental Assistance Program (TBRA) using HOME funds. The TBRA Program provides supportive housing through time

limited funds for rental and utility subsidies combined with supportive services, and an accountability-based system to assist homeless and at-risk families to identify and address the root causes of their situation. The program will rapidly transition families out of emergency shelters, hotel, transitional housing programs or other at-risk living situations, and help the household obtain and maintain permanent independent housing.

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

DeKalb County, through the implementation of the strategic plan goals, will help low-income individuals and families being discharged from a system of care by providing funding and collaborating with local agencies, organizations, and the Continuum of Care. The stakeholders and collaborating agencies responsible for ensuring that persons being discharged from a system of care are not discharged into homelessness include the Georgia Department of Behavioral Health, and the DeKalb Community Service Board. The County has partnered with and provided funding to stakeholders and collaborating agencies in the Continuum of Care that are responsible for ensuring that persons are not discharged into homelessness from a system of care include the DeKalb County Department of Family and Children Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and CHRIS 180.

When a youth in care reaches the age of 18 and is unable to transition to independent living or be reunited with family, the youth has the option to sign Consent to remain in Foster Care. This consent allows the youth to stay in the Foster Care system until they are able to live independently or until they reach age 24. In DeKalb County CHRIS Kids is the housing and service providers that specifically target this population. The Continuum of Care, in collaboration with the Department of Children and Family Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and others, seek to identify and create new resources for this population. In addition, youth service providers have come together over the past year to discuss the implementation of a Homeless Youth Triage Center in the area.

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

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

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

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

The DeKalb County Board of Health is actively seeking to increase public awareness of potential lead hazards by making available brochures and speakers and providing consultations related to prevention, testing, and property assessment. The Board of Health's Lead Poisoning Prevention Program works with the DeKalb Housing Authority to provide inspections for lead-based paint in older housing developments where children may be at a greater risk of exposure.

The Board of Health also conducts environmental investigations when children with elevated blood levels are referred to them to determine the source of lead poisoning. These may include XRF analysis, paint/dust/soil sample collection, and recommendations for housing of the affected children and hazard removal or remediation.

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

The Board of Health's Lead Poisoning Prevention Program is directly related to the extent of lead hazards. By working with the DeKalb Housing Authority, the Board is able to focus on older housing occupied by households with low and moderate incomes.

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

HUD's lead-based paint regulations and requirements are fully incorporated into all of DeKalb County's housing rehabilitation and homebuyer activities. For all units of appropriate age, residents are informed, rehabilitation is performed according to safe work practices, and clearance testing is performed on all completed units. County staff plans to participate in a HUD-provided class regarding latest policies and procedures for lead hazards in August 2019.

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

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

This section details DeKalb County's anti-poverty strategy. Overall priorities that address this area include:

- Fund community services such as youth-focused activities, childcare, homelessness prevention, legal services, services for abused or neglected children, programming for seniors, services for refugees and people with limited English proficiency, health and substance abuse services, and others.
- Encourage low- and moderate-income residents to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
- Collaborate with WorkSource DeKalb, the Department of Purchasing and Contracting, and other stakeholders to assist small businesses with job creation and retention. Tools may include a Revolving Loan Fund Program, Micro-Enterprise Assistance Programs, business incubators, and other initiatives.
- Collaborate with other departments, agencies, and stakeholders to identify approaches for incentivizing small businesses, addressing deteriorating economic conditions in neighborhoods and corridors, and creating and implementing economic development plans for low- and moderate-income areas, including those with existing LCI plans.
- Support the development of rental housing affordable to low- and moderate-income households, including projects located near employment, transportation, and other community resources.
- Support the development of affordable rental housing for seniors, people with disabilities, or other special needs households, such as people who are formerly homeless or at risk of homelessness.
- Support development of for-sale housing units affordable to low- and moderate-income households, including homes located near employment, transportation, or other community resources.
- Increase the number of first-time homebuyers through possible collaboration with local agencies and CHDOs.
- Encourage agencies to develop affordable for-sale housing that is accessible to people with disabilities.
- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist households at-risk of homelessness with short-term rental payments, rapid rehousing, or other assistance.
- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist people who are homeless through provision of and access to emergency, transitional, and permanent housing to enable them to move to appropriate housing and achieve greater stability.

- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to provide access to coordinated supportive services and case management to people experiencing homelessness (to possibly include but not be limited to case management, transportation, health and mental health services, services for people with disabilities, and services to help households access benefits) to support moves to appropriate housing and greater stability.

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

The discussion of housing needs shows that the crucial difference between households with needs and those without needs is income. For households with severely restricted incomes, little discretionary income remains after paying monthly housing costs. One of the objectives of the Consolidated Plan is to encourage new construction of affordable multifamily rental units. Affordable housing will provide the potential to decrease housing costs and allocate more funds to food, clothing, health care, children's needs, savings, and personal and economic development. Similarly, the goal of providing home rehabilitation and emergency repair to low-income and senior households would allow these families to re-allocate money that would otherwise be spent on maintenance to secure housing. Additionally, making needed home repairs will lower utility costs and help maintain the existing housing stock for future generations. By addressing risks posed by lead-based paint using HUD-funded programs, health care risks, particularly risks for young children, will be reduced. DeKalb County's anti-poverty strategy is in agreement with its housing priorities. The County will continue to partner with multiple agencies to examine and evaluate policies to eliminate barriers to education and employment. Increasing the number of adults with living wage jobs reduces poverty, increases stability and quality of life, and lessens demand for subsidized housing.

Jurisdiction Goals, Programs, and Policies (continued)

DeKalb County has demonstrated a long-standing commitment to reducing poverty by partnering with other metro Atlanta jurisdictions on major issues that can only be effective if they are addressed in a regional or multi-jurisdictional manner. In 2018, DeKalb County will continue to work to eliminate the major risk factors for poverty. The factors that can be addressed by local government include expanded economic opportunities, jobs, community facilities, public services, and housing. The educational aspects are addressed by the Board of Education. Expanded economic opportunities and jobs are addressed with special programs sponsored by the WorkSource DeKalb Department.

Additionally, DeKalb County government, the WorkSource DeKalb Department, the Department of Economic Development, the Chamber of Commerce, Goodwill Industries of Atlanta, the Department of Family and Children Services, the Georgia Department of Labor, Partnership for Community Action, DeKalb Technical Institute, DeKalb College, the Decatur/DeKalb Housing Authority, the Division of Rehabilitation Services and a host of other local and State organizations are working jointly to develop a comprehensive training and employment system and an interagency electronic data network for DeKalb County.

The most visible manifestation of the training and employment system is the conveniently-located career center, The WorkSource DeKalb Center. This center combines major activities of partner agencies, basic and remedial education programs and allied education, training, housing and personal support programs.

The WorkSource DeKalb Center also provides a wide assortment of services for employers.

Employers will use the DeKalb Workforce Center as a central source of prescreened job applicants for job/task analysis, interview or training space. Businesses with proper technology can list jobs and access the applicant pool electronically.

As the designated County-Based Agency for Aging Programs, the Office of Senior Affairs plans and coordinates the delivery of senior services. Non-profit agencies are identified to deliver the services through contracts with the County. Community Centers and family resource centers are provided in low to-moderate income areas through partnerships with non-profit agencies and the private sector.

The DeKalb Initiative for Children and Families plays a major role in ensuring that the needs of children are addressed in an efficient and quality manner. The primary focus has been in low to-moderate income areas, even though the goal is to assist in meeting the needs of all children in all neighborhoods of the County.

SP-80 Monitoring – 91.230

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

The DeKalb County Community Development Department is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities. The County's objective is to monitor agencies receiving CDBG funds biennially, unless agency performance indicates that more frequent monitoring is required. Agencies receiving ESG funds are monitored on a triennial basis, due to the large number of grantees and the practice of continuous desk monitoring. HOME monitoring is conducted in accordance with HOME regulations.

The Community Development Department prepares a schedule of visits for each program and notifies each agency one month in advance. The notification addresses specific monitoring and technical aspects to be covered. Emphasis is on the timeliness of expenditures, a key indicator of whether programs are operating effectively and efficiently.

The following are monitoring specifics for each program:

CDBG Program Monitoring

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

ESG Program Monitoring

DeKalb County's ESG Program Manager conducts ongoing desk audits for all ESG sub-grantees using existing records and documentation. The Program Manager reviews all paperwork submitted by sub-grantees to gain important information about agency activities and expenditures. Further, the Program Manager tracks progress reports and beneficiary data. All ESG sub-grantees are required to use the Homeless Management Information System (HMIS) in the Continuum of Care.

HOME Program Monitoring of Multifamily and Single-Family Rental Properties

The Community Development Department performs an annual on-site inspection of affordable rental housing assisted under the HOME Investment Partnerships (HOME) program, when the assistance is administered by HADC as the County's agent or sub-recipient. DeKalb County Community Development Department staff actively participate in these on-site inspections and file reviews. Staff independently monitor projects owned by the Housing Authority, its non-profit subsidiaries, CHDOs, and other partner developers. The annual on-site monitoring involves a desk review of tenant files, tenant eligibility, on-site inspections, and a financial analysis of the project's financial viability and the developer's fiscal stability.

Expected Resources

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

Introduction

All federal funding allocations will be used to support the DeKalb County Community Development Department's three main goals for the 2019-2023 Consolidated Planning period – providing (1) decent affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low to moderate income residents in DeKalb County. The table below shows the County's grant allocation amounts for the 2019-2020 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the County's 2019 allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,260,167	617,516	0	5,877,683	21,040,668	CDBG funds may be used to carry out activities related to acquisition, economic development, housing, public improvements, public facilities, loan-bond repayment, public services, and planning and administration in accordance with the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,156,360	735,105	0	2,891,465	8,625,440	HOME funds may be used for acquisition, homebuyer assistance, homeowner rehab, multifamily rental new construction or rehabilitation, construction for homeownership, TBRA, CHDO activities, and other housing initiatives in accordance with the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	445,432	0	0	445,432	1,781,728	ESG funds will be used for rapid re-housing, street outreach, emergency shelter and shelter services, homeless prevention, and HMIS activities.

Table 55 - Expected Resources – Priority Table

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

DeKalb County will leverage funds used for the purposes of construction, infrastructure, and public improvement projects through the use of additional private, state, and local funds, where applicable.

DeKalb County will satisfy its HOME match requirements using the following sources:

- Donated materials, equipment, labor, and professional services from non-federal sources to HOME-assisted projects.
- Sweat equity in HOME-assisted properties.
- Direct costs of supportive services (paid from non-federal funds) in HOME-assisted properties.
- Easements on County property at no cost to allow for the development to of HOME-assisted properties.
- Carryover from previous years' match surplus.
- Housing Bond proceeds for HOME-assisted properties.

In addition, many County HOME-funded rental projects leverage private loans, Low Income Housing Tax Credits, and other federal and state grants. The County averages approximately 3 to 4 non-HOME dollars for every HOME-awarded dollar.

Further, as the Collaborative Applicant for the Continuum of Care, the County received a CoC planning grant of about \$146,000 and a coordinated entry grant for \$170-\$190,000. As the CoC's Collaborative Applicant, the County will also apply for other eligible grants to increase the availability of funds available to serve homeless, formerly homeless, and at-risk populations with housing and supportive services.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

CDBG funding will be used to develop public facilities on existing publicly-owned land to benefit low- and moderate-income people. The County will use public land whenever possible to meet needs identified in the 2019-2023 Consolidated Plan and 2019 Annual Action Plan. If CDBG funds are ever used to acquire private land for public purpose, the County will follow CDBG acquisition requirements and procedures to obtain fair market value purchase.

Discussion

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1 - Rental Housing	2019	2023	Affordable Housing	Countywide	Develop & Preserve Affordable Rental Housing Homelessness Prevention & Rapid Rehousing	HOME: \$2,800,000 ESG: \$400,000	Rental units constructed: 600 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 800 Households Assisted
2	Decent Housing Goal #2 - Homeownership Repair	2019	2023	Affordable Housing	Countywide	Housing Repair Assistance for Homeownership	CDBG: \$450,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Decent Housing Goal #3 - Housing for Homeownership	2019	2023	Affordable Housing	Countywide	Affordable Homeownership Housing Opportunities	HOME: \$588,293	Other: 50 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Decent Housing Goal #4 - Homelessness Prevention	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services	CDBG: \$141,190 ESG: \$445,432	Homelessness Prevention: 173 Persons Assisted Other: 500 Other
6	SLE Goal #1 - Facilities	2019	2023	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide Urban County - Municipalities	Public Infrastructure & Facility Improvements	CDBG: \$1,941,550	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3710 Persons Assisted
7	SLE Goal #3 - Senior/Youth/Other Public Services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Memorial Drive (Clarkston and Stone Mountain) Scottdale Area Countywide	Public Services	CDBG: \$268,000	Public service activities other than Low/Moderate Income Housing Benefit: 1225 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	SLE Goal #4 - FH/Housing Counseling/Legal Services	2019	2023	Non-Housing Community Development	Countywide	Fair Housing, Housing Counseling & Legal Services	CDBG: \$112,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 8 Households Assisted
9	SLE Goal #5 - Homeless Supportive Service/Case Mgt	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services	CDBG: \$221,400	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 1220 Persons Assisted
10	SLE Goal #6 - Demolition and Blight Clean-Up	2019	2023	Non-Housing Community Development	Countywide	Demolition & Blight Clean-Up	CDBG: \$779,000	Buildings Demolished: 50 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	SLE Goal #7 - Section 108 Loan Repayment	2019	2023	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area	Public Infrastructure & Facility Improvements	CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
12	Economic Opportunity Goal #1 - Jobs	2019	2023	Non-Housing Community Development	Countywide	Economic Development & Small Business Incentives	CDBG: \$302,500	Businesses assisted: 200 Businesses Assisted
13	Program Administration	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide Urban County - Municipalities	Program Administration	CDBG: \$5,000,000	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

Consolidated Plan

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1	Goal Name	Decent Housing Goal #1 - Rental Housing
	Goal Description	Not applicable.
2	Goal Name	Decent Housing Goal #2 - Homeownership Repair
	Goal Description	Not applicable.
3	Goal Name	Decent Housing Goal #3 - Housing for Homeownership
	Goal Description	Not applicable.
4	Goal Name	Decent Housing Goal #4 - Homelessness Prevention
	Goal Description	Not applicable.
6	Goal Name	SLE Goal #1 - Facilities
	Goal Description	Not applicable.
7	Goal Name	SLE Goal #3 - Senior/Youth/Other Public Services
	Goal Description	Not applicable.
8	Goal Name	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Goal Description	Not applicable.
9	Goal Name	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Goal Description	Not applicable.
10	Goal Name	SLE Goal #6 - Demolition and Blight Clean-Up
	Goal Description	Not applicable.
11	Goal Name	SLE Goal #7 - Section 108 Loan Repayment
	Goal Description	Not applicable.

12	Goal Name	Economic Opportunity Goal #1 - Jobs
	Goal Description	Not applicable.
13	Goal Name	Program Administration
	Goal Description	Not applicable.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities DeKalb County plans to undertake during the 2019 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity. The allocation of funding for the 2019 projects has been determined based on overall priority needs of county residents and community input received during the planning process.

Projects

#	Project Name
1	Tobie Grant Recreation Center Construction
2	East DeKalb Senior Center / Bruce Street
3	Rainbow Park Amphitheater
4	Scottdale Early Learning Center Renovation
5	ART Station Facility Renovation
6	Activity Delivery Cost - Public Facility Improvements
7	HUD Section 108 Loan Repayment
8	Urban League - DeKalb Small Business Micro-Enterprise Training Program
9	ACE Revolving Loan Fund/Loan Servicing
10	Activity Delivery Cost - Economic Development
11	Africa's Children Fund, Inc.
12	Homeless At-Risk Client Services Assistance
13	Drug/Mental Health Court Housing Program
14	Furniture Bank of Metro Atlanta, Inc.
15	Jerusalem Housing, Inc.
16	Latin American Association, Inc.
17	Safe Haven Transitional, Inc
18	Salvation Army - Atlanta Temple Corp
19	Salvation Army - Red Shield
20	St. Judes Recovery Center
21	TBRA Case Management Services
22	Men Stopping Violence
23	Catholic Charities - Atlanta
24	New American Pathways
25	Atlanta Legal Aid Society, Inc.

#	Project Name
26	Metro Fair Housing Services, Inc.
27	Our House, Inc.
28	Scottdale Early Learning Center, Inc.
29	Communities in Schools
30	Youth Voucher Set-Aside/Youth Program
31	Special Purpose Home Repair Program
32	Demolition and Blight
33	Implementation Services - Special Purpose Home Repair
34	Implementation Services - Demolition and Blight
35	Activity Delivery Cost - Housing
36	Blight Inventory Survey - Phase II
37	Community Development Program Administration
38	HOME CHDO Projects (15% Set-Aside)
39	HOME CHDO Operating (5% Set-Aside)
40	HOME-Eligible Projects
41	HOME Program Administration
42	ESG Activities

Table 57 – Project Information

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

The allocation of funding for the 2019 projects has been determined based on overall priority needs of county residents and community input received during the planning process.

With limited CDBG funding, DeKalb County looks carefully not to duplicate housing programs already provided by other agencies in the County. Downpayment assistance, for example, is currently available through Georgia DCA, Atlanta Neighborhood Development Partnership (ANDP), and local lenders.

DeKalb County will use portions of its CDBG funding to support access to affordable housing through TBRA (tenant-based rental assistance), a special purpose home repair program, and administration of the HOME program in compliance with 24 CFR Part 570.206. With a greater percentage of CDBG funds available for program administration, using CDBG funds for HOME program administration frees up more HOME dollars for direct housing activities. DeKalb County maximizes the use of HOME funds to address affordable rental projects, CHDO-operated acquisitions, and rehab and resale programs for eligible first-time homebuyers.

AP-38 Project Summary

Project Summary Information

1	Project Name	Tobie Grant Recreation Center Construction
	Target Area	Scottdale Area
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$650,000
	Description	The purpose of this project is to complete the construction of the Tobie Grant Recreation Center. The property, due to age, wear, and tear coupled with deferred maintenance on county facilities, has not been maintained as needed. The proposed project includes the total redevelopment of the Tobie Grant Intergenerational Recreation Center. This redevelopment will consist of a 20-25,000 square foot facility including space for a library homework center. The total project will include demolition, abatement, design, construction and FF&E.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 500 seniors and families living in the surrounding Scottdale community.
	Location Description	This project will be located at 644 Parkdale Drive, Scottdale, Georgia (DeKalb County) 30079.
	Planned Activities	Construction of a community center. Project will include demolition, abatement, design, construction, and FF&E.
2	Project Name	East DeKalb Senior Center / Bruce Street
	Target Area	Countywide
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$650,000
	Description	This is the rebuilding of the Lithonia/Bruce Street Senior Center, one of one of the oldest in the County. A comprehensive feasibility study concluded that the Center building has reached the end of its life cycle and is in desperate need of replacement. The funding will be used for construction.
	Target Date	6/26/2020

	Estimate the number and type of families that will benefit from the proposed activities	This center is estimated to benefit 500 seniors that will use the facility on a weekly basis.
	Location Description	This project will be located at 2449 Bruce Street, Lithonia, Georgia (DeKalb County) 30058.
	Planned Activities	The proposed project will include the complete rebuild of the East DeKalb/Bruce Street Senior Center.
3	Project Name	Rainbow Park Amphitheater
	Target Area	Candler/McAfee Area
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$150,000
	Description	In an effort to increase the capacity of arts programs that can be offered by the department to the community, Recreation, Parks and Cultural Affairs embarked on an effort to create an â€œarts complexâ€• by establishing a venue for outdoor performances. Rainbow Park is an underused 21-acre park located adjacent to Porter Sanford Performing Arts Center off Rainbow Drive in the southern portion of DeKalb County. The Performing Arts Center plays host to numerous events throughout the year and is near capacity in the programs it can offer.
	Target Date	6/26/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximate 1,000 residents.
	Location Description	This project will be located adjacent to the Porter Sanford Performing Arts Center at 3181 Rainbow Drive, Decatur, Georgia (DeKalb County) 30034.
4	Planned Activities	The proposed project will include construction of the Rainbow Park Amphitheater.
	Project Name	Scottdale Early Learning Center Renovation
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	SLE Goal #1 - Facilities

	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$250,000
	Description	Scottdale Early Learning, Inc. (SEL) has secured funding through a capital campaign to purchase a building to provide early childhood education to 100 more children in the central DeKalb County area. These funds will be used to reconfigure additional toddler and pre-K classrooms, add restrooms and expand playgrounds. The facility is located in the Belvedere and Midway Woods Community and will have five classrooms, three playgrounds and room for infants.
	Target Date	6/26/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 150 low- and moderate- income children.
	Location Description	This project will be located at 479 Warren Avenue, Scottdale, Georgia (DeKalb County) 30079.
	Planned Activities	The proposed project will include redevelopment related to additional classroom space, restrooms, and playgrounds at the Scottdale Early Learning Center.
5	Project Name	ART Station Facility Renovation
	Target Area	Urban County - Municipalities
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$111,550
	Description	ART Station is a not-for-profit, professional, multi-cultural, multi-disciplinary arts center, theatre company and arts organization dedicated to the production, presentation, and celebration of the visual arts, literary arts, performing arts, arts education, and community arts outreach. The renovation includes new electrical, plumbing, HVAC and restrooms. There are foundation cracks in the building that the renovation will address by transferring the load of the second floor of the historic building to a truss system located above the building. This will help to preserve a building that was built in 1913 and is listed on the National Register of Historic Places.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 60 seniors per performance.
	Location Description	This project is located at 5384 Manor Drive, Stone Mountain, Georgia (DeKalb County) 30083.
	Planned Activities	The proposed project will include new electrical, plumbing, HVAC, and restrooms. There are foundation cracks in the building that the renovation will address by transferring the load of the second floor of the historic building to a truss system located above the building.
6	Project Name	Activity Delivery Cost - Public Facility Improvements
	Target Area	Countywide
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$130,000
	Description	Funding will be used for activity delivery costs associated with the implementation of various capital improvement projects funded in the 2019 Annual Action Plan.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 1,500 residents countywide.
	Location Description	Countywide
	Planned Activities	Activity delivery costs associated with Community Development staff carrying out capital improvement projects.
7	Project Name	HUD Section 108 Loan Repayment
	Target Area	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area
	Goals Supported	SLE Goal #7 - Section 108 Loan Repayment
	Needs Addressed	Public Infrastructure & Facility Improvements

	Funding	CDBG: \$700,000
	Description	In 2008/2009 HUD approved a \$14 million HUD Section 108 Loan Guarantee to construct three Senior Centers. The Loan term requires a repayment of approximately \$ 700,000 annually over 11 years at an estimated fixed rate of 2.54%. The remaining Section 108 principle loan amount is \$8.1 Million.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 1,000 low- and moderate-income families and seniors.
	Location Description	These senior centers are located at 1931 Chandler Road, Decatur, Georgia 30032; 3393 Malone Drive, Chamblee, Georgia 30341; and 1346 McConnell Drive, Decatur, Georgia 30033.
	Planned Activities	The purpose of this project is to set up a line item for repayment of the HUD Section 108 loan.
8	Project Name	Urban League - DeKalb Small Business Micro-Enterprise Training Program
	Target Area	Countywide
	Goals Supported	Economic Opportunity Goal #1 - Jobs
	Needs Addressed	Economic Development & Small Business Incentives
	Funding	CDBG: \$150,000
	Description	These funds will be provided to operate a small business micro-enterprise training program for DeKalb County citizens and businesses. This program will provide services for small business micro-enterprise training and entrepreneur development.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project is estimated to benefit 150 people.
	Location Description	This project will be available to businesses and/or residents countywide.

	Planned Activities	This project will provide micro-enterprise training and entrepreneur development.
9	Project Name	ACE Revolving Loan Fund/Loan Servicing
	Target Area	Countywide
	Goals Supported	Economic Opportunity Goal #1 - Jobs
	Needs Addressed	Economic Development & Small Business Incentives
	Funding	CDBG: \$125,000
	Description	This program will lend funds from \$15,000 to a maximum of \$35,000 to businesses in DeKalb County. Eligible uses of the loan funds include but are not limited to equipment purchases, real estate acquisition or rehabilitation, working capital for purchase of inventory, and direct expenses (including legal fees and financial/technical assistance). For every \$25,000 loaned, the business will need to create one (1) Full Time Equivalent job.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 20 families.
	Location Description	This project will be available to businesses countywide.
	Planned Activities	This project will provide a revolving loan for small businesses.
10	Project Name	Activity Delivery Cost - Economic Development
	Target Area	Countywide
	Goals Supported	Economic Opportunity Goal #1 - Jobs
	Needs Addressed	Economic Development & Small Business Incentives
	Funding	CDBG: \$27,500
	Description	Funding will be used for activity delivery costs associated with Community Development staff carrying out economic development project activities.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 200 residents countywide.
	Location Description	Countywide
	Planned Activities	Funding will be used for Community Development staff to implement economic development program activities.
11	Project Name	Africa's Children Fund, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$23,400
	Description	This agency provides case management, (including assessment and referral to assist homeless and underserved households in DeKalb County) as well as housing and supportive services that enable those households to become self-sufficient and avoid incidents of homelessness.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 120 individuals.
	Location Description	This project is available to residents countywide.
	Planned Activities	Africa's Children Fund will provide case management, including assessment and referrals to ensure that homeless and underserved households in DeKalb County become self-sufficient.
12	Project Name	Homeless At-Risk Client Services Assistance
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$45,000

	Description	The Homeless Access Point activity will provide intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless. This activity is a critical component of the DeKalb Continuum of Care Centralized Access Model. CDBG funds will be used to fund a part-time position to perform case management.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 250 homeless persons.
	Location Description	This project is available to residents countywide.
	Planned Activities	This project will provide case management for households or individuals who are homeless or at risk of becoming homeless.
13	Project Name	Drug/Mental Health Court Housing Program
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$68,700
	Description	The DeKalb County Drug Court (DCDC) is two year judicially supervised high intensity drug treatment/alternative sentencing program. Participants are non-violent felony offenders whose criminal behavior was caused by drug addiction. Mental Health Court is a two-year supervised alternative treatment sentencing program for offenders with mental illness or co-occurring disorders. CDBG funds will be used to provide recovery residence scholarships for 27 drug court and 20 mental health court individuals at \$700 per month for three months.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 50 low-income persons.
	Location Description	This project is available to residents countywide.

	Planned Activities	The DeKalb County Drug Court will provide a drug treatment/alternative sentencing program.
14	Project Name	Furniture Bank of Metro Atlanta, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$16,000
	Description	The Furniture Bank plans to provide free household furniture to people in need within DeKalb County. The majority of the clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 500 families.
	Location Description	This project is available to residents countywide.
	Planned Activities	The Furniture Bank of Metro Atlanta will provide household furnishings to persons in need in DeKalb County.
15	Project Name	Jerusalem Housing, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$37,483
	Description	Jerusalem House provides permanent housing for those living with AIDS at a time when few embraced homeless people, much less homeless persons with AIDS. The Jerusalem House mission is met through the implementation of three programs: the Adult program - serving adults with AIDS; the Family program - serving mothers with HIV/AIDS and their children; and the Scattered Site program - serving individuals with HIV/AIDS and their family members.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 23 low-income persons.
	Location Description	This project is available to residents countywide.
	Planned Activities	Jerusalem House provides case management as well as housing and supportive services for persons with HIV/AIDS.
16	Project Name	Latin American Association, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$20,000
	Description	The overarching goal of the LAA's program is to reduce or prevent poverty and homelessness. The program assists individuals and families to avoid homelessness by helping them take advantage of available opportunities and community resources designed to help them increase their economic, housing and family stability.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 300 individuals.
17	Location Description	This project is available to residents countywide.
	Planned Activities	The primary purpose of this program is to help the homeless. The Latin American Association provides services primarily to Hispanic residents who are homeless or at risk of becoming homeless
	Project Name	Safe Haven Transitional, Inc
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$10,000

	Description	DeKalb County CDBG funds will be used in support of transitional and emergency housing plus supportive services to DeKalb County women with or without children that are victims of domestic violence.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 50 people.
	Location Description	This project is available to residents countywide.
	Planned Activities	Safe Haven Transitional will use funds for emergency housing and supportive services for victims of domestic violence.
18	Project Name	Salvation Army - Atlanta Temple Corp
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homeless Housing & Supportive Services Public Services
	Funding	CDBG: \$25,000
	Description	CDBG funds will be used for Showers and Laundry Time with Devotions (SALTD) to benefit low- and moderate-income persons. SALTD will give those experiencing homelessness access to shower facilities, hygiene materials, food, clothing, and information.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 100 persons.
	Location Description	This project is available to residents countywide.
	Planned Activities	Salvation Army will provide access to shower facilities, hygiene materials, food, clothing, and information to low- and moderate-income persons and people experiencing homelessness.
19	Project Name	Salvation Army - Red Shield
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt

	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$50,000
	Description	CDBG funds will be used to provide intake services, case management, and job readiness to persons experiencing homelessness in DeKalb County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 200 persons.
	Location Description	This project is available to residents countywide.
	Planned Activities	Salvation Army will provide intake services, case management, and job readiness to people experiencing homelessness.
20	Project Name	St. Judes Recovery Center
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$42,000
	Description	Funding for case management to low-to-moderate income households that occupy the HOME funded multi-family housing development. These families may be formerly homeless, or have one or more family of the household with a disability or substance abuse issue.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 50 families.
	Location Description	This project is available to residents countywide.
	Planned Activities	St. Jude's Recovery Center will provide support services and case management for low- and moderate-income families that occupy HOME-funded multi-family housing developments.
	Project Name	TBRA Case Management Services

21	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$25,000
	Description	CDBG funds will be used for Case Management for the HOME Tenant Based Rental Assistance Program. The Community Development Director will have the authority to designate the agency to provide the case management.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 50 families.
	Location Description	This project is available to residents countywide.
	Planned Activities	CDBG funding will be used for case management services for HOME Tenant Based Rental Assistance Program.
22	Project Name	Men Stopping Violence
	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used to provide education and prevention classes to men arrested in DeKalb County for gender violence crimes. Men Stopping Violence mission is to organize men to end male violence against women and girls through innovative training, programs and advocacy.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 100 persons.
	Location Description	This project is available to residents countywide.

	Planned Activities	Men Stopping Violence will provide education and prevention classes to men arrested in DeKalb County for gender violence crimes.
23	Project Name	Catholic Charities - Atlanta
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$10,000
	Description	CDBG funds will be used for bi-lingual foreclosure prevention counseling and financial literacy education. Catholic Charities housing counseling program promotes financial well-being and ensuring that individuals living below poverty have effective tools and resources for managing their finances.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 50 persons.
	Location Description	This project is available to residents countywide.
	Planned Activities	Catholic Charities will provide bi-lingual foreclosure prevention counseling and financial literacy education.
24	Project Name	New American Pathways
	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$23,000
	Description	The mission of New American Pathways, Inc. formerly known as Refugee Family Services is to support the efforts of refugee women and children to achieve self-sufficiency in the United States by providing education and economic opportunity. This agency provides intensive basic financial literacy training for refugee women.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 75 individuals.
	Location Description	This program is available to residents countywide.
	Planned Activities	New American Pathways will provide intensive basic financial literacy for refugee women.
25	Project Name	Atlanta Legal Aid Society, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$60,000
	Description	Atlanta Legal Aid Society's Home Defense Program provides predatory lending prevention, consumer education, fraudulent mortgages, and scam awareness. To prevent foreclosure and homelessness, Legal Aid educates consumers and provides legal representation to qualified clients.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 75 individuals.
	Location Description	This project is available to residents countywide.
	Planned Activities	Atlanta Legal Aid Society provides legal counseling to alleged victims of loan fraud, predatory lending, and mortgage abuse.
26	Project Name	Metro Fair Housing Services, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$42,000

	Description	This agency provides fair housing services, education and counseling by helping citizens and housing entities understand their rights and responsibilities under title VIII of the Civil Rights Act of 1968 (Fair Housing Act), which prohibits housing discrimination on the basis of race, color, national origin, sex, religion, familial, and handicap status. Metro Fair serves as the County's Fair Housing Partner Agency, investigating tenant/landlord and fair housing complaints.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project is anticipated to generate approximately 8 cases.
	Location Description	This project is available to residents countywide.
	Planned Activities	As the County's Fair Housing Partner Agency, Metro Fair Housing will investigate landlord/tenant and fair housing complaints.
27	Project Name	Our House, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Homeless Housing & Supportive Services Public Services
	Funding	CDBG: \$75,000
	Description	Our House provides free quality childcare in a safe and nurturing environment to the children of homeless families who reside in emergency shelters or transitional housing programs in the Metro Atlanta area. This agency also provides support services and referrals for services for the children and their families (homeless) as needed, which include, but are not limited to, employment services and permanent housing; clothing and transportation; arranging after school care or day camp for school age children; mental health counseling; and networking with other agencies to access all other available assistance.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 150 individuals.
	Location Description	This program is available to residents countywide.
	Planned Activities	Our House provides childcare for homeless families. It also provides supportive services and referrals for services such as employment services, permanent housing, clothing, transportation, afterschool or daycare for school-age children, mental housing counseling, and others.
28	Project Name	Scottdale Early Learning Center, Inc.
	Target Area	Scottdale Area Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	The agency provides affordable childhood education and childcare services for low - moderate income families in Scottdale and the surrounding Central DeKalb County area. Through their Family Resource Center, the agency assists families with parent education, targeted case management, pregnant and parenting teen support group.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 100 children.
	Location Description	This activity is available to residents countywide.
	Planned Activities	Scottdale Early Learning Center provides year-round day care to children ages six months to five years.
29	Project Name	Communities in Schools
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services

	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	CDBG funds will be used for college and career readiness for high school students attending Towers High School. Communities in Schools changes the dropout equation through wraparound student support to include one-on-one relationship with a caring adult, safe place to learn and grow, healthy start and a healthy future, a marketable skill to use upon graduation and a chance to give back to peers and community.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 500 students.
	Location Description	This project will be located at Towers High School, 3919 Brookcrest Circle, Decatur, Georgia (DeKalb County) 30032.
	Planned Activities	Communities in Schools will provide wraparound support to Towers High School students to encourage college and career readiness.
30	Project Name	Youth Voucher Set-Aside/Youth Program
	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000
	Description	Funds will provide the opportunity for children from low to moderate income families to have meaningful summer experiences. These experiences shall be recreationally based, offer educational activities which build self-esteem, promote health and build capacity.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 300 youth.
	Location Description	This project is available to residents countywide.

	Planned Activities	Funds will be provided for the opportunity for children from low- and moderate-income families to have meaningful, recreational-based, summer educational activities.
31	Project Name	Special Purpose Home Repair Program
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #2 - Homeownership Repair
	Needs Addressed	Housing Repair Assistance for Homeownership
	Funding	CDBG: \$300,000
	Description	CDBG funds will be used to provide assistance to income eligible seniors or legally disabled adults 21 years and older that own and occupy their home as their primary place of residence. The home system repairs include replacement of electrical, plumbing, heating and cooling systems and roofing up to \$10,000.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 30 eligible homeowner households.
	Location Description	This project is available to residents countywide.
	Planned Activities	Funding will be used to assist income-eligible seniors or people with disabilities with home system repair needs of up to \$10,000.
32	Project Name	Demolition and Blight
	Target Area	Countywide
	Goals Supported	SLE Goal #6 - Demolition and Blight Clean-Up
	Needs Addressed	Demolition & Blight Clean-Up
	Funding	CDBG: \$600,000
	Description	Funds will be used for demolition of eligible single-family housing and the blight remediation program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will result in demolition of 50 housing units.

	Location Description	This project is available countywide.
	Planned Activities	Funds will be used for the demolition of eligible single-family housing and blight remediation.
33	Project Name	Implementation Services - Special Purpose Home Repair
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #2 - Homeownership Repair
	Needs Addressed	Housing Repair Assistance for Homeownership
	Funding	CDBG: \$150,000
	Description	CDBG funding will be used to cover implementation of the Special Purpose Home Repair Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 30 eligible homeowner households.
	Location Description	This project is available to residents countywide.
34	Planned Activities	CDBG funding will be used to cover implementation of the Special Purpose Home Repair Program.
	Project Name	Implementation Services - Demolition and Blight
	Target Area	Countywide
	Goals Supported	SLE Goal #6 - Demolition and Blight Clean-Up
	Needs Addressed	Demolition & Blight Clean-Up
	Funding	CDBG: \$63,000
	Description	CDBG funding will be used for to cover implementation of the demolition and blight remediation program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will result in demolition of 50 housing units.
	Location Description	This project is available countywide.

	Planned Activities	CDBG funding will be used for to cover implementation of the demolition and blight remediation program.
35	Project Name	Activity Delivery Cost - Housing
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #1 - Rental Housing
	Needs Addressed	Develop & Preserve Affordable Rental Housing Affordable Homeownership Housing Opportunities
	Funding	CDBG: \$60,000
	Description	CDBG funding will be used to cover the costs of CDBG and HOME underwriting.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 50 households.
	Location Description	This project is countywide.
	Planned Activities	CDBG funding will be used to cover the costs of CDBG and HOME underwriting.
36	Project Name	Blight Inventory Survey - Phase II
	Target Area	Countywide
	Goals Supported	SLE Goal #6 - Demolition and Blight Clean-Up
	Needs Addressed	Demolition & Blight Clean-Up
	Funding	CDBG: \$116,000
	Description	CDBG funds will be used to conduct a phase II of the original blight inventory.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	This project is countywide.

	Planned Activities	CDBG funds will be used to conduct a phase II of the original blight inventory.
37	Project Name	Community Development Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$1,052,033
	Description	Funding will be used for program planning, implementation, management, monitoring and evaluation of the CDBG Program, Emergency Solutions Grants (ESG) Program, and other HUD-funded programs for DeKalb County. If any of the set aside funds are not used for the identified purposes, they will be used for general Community Development administration.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	This project is countywide.
	Planned Activities	Funding will be used for program planning, implementation, management, monitoring and evaluation of the CDBG Program, Emergency Solutions Grants (ESG) Program, and other HUD-funded programs for DeKalb County. If any of the set aside funds are not used for the identified purposes, they will be used for general Community Development administration.
38	Project Name	HOME CHDO Projects (15% Set-Aside)
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #1 - Rental Housing Decent Housing Goal #3 - Housing for Homeownership
	Needs Addressed	Develop & Preserve Affordable Rental Housing Affordable Homeownership Housing Opportunities
	Funding	HOME: \$443,720

	Description	HUD regulations require a minimum annual 15% set-aside of the total HOME grant to be used by Community Housing Development Organizations (CHDOs) to support their activities involving the development, sponsorship, and/or ownership of affordable housing. DeKalb County has certified four (4) CHDOs: Alliance for DeKalb County, Atlanta Neighborhood Development Partnership, Habitat for Humanity of DeKalb County, and Resources for Residents and Communities in Georgia, Inc. The County will allocate funds to CHDOs through a CHDO application process.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 50 households.
	Location Description	This project is countywide.
	Planned Activities	HOME funds will be used by CHDOs to support their activities involving the development, sponsorship, and/or ownership of affordable housing.
39	Project Name	HOME CHDO Operating (5% Set-Aside)
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #1 - Rental Housing Decent Housing Goal #3 - Housing for Homeownership
	Needs Addressed	Develop & Preserve Affordable Rental Housing Affordable Homeownership Housing Opportunities
	Funding	HOME: \$144,573
	Description	Funds will be made available to CHDOs certified by DeKalb County to assist with their general administrative expenses as they see to carry out affordable housing development activities under the HOME Program
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 50 households.

	Location Description	This project is countywide.
	Planned Activities	Funds will be made available to CHDOs certified by DeKalb County to assist with their general administrative expenses as they see to carry out affordable housing development activities under the HOME Program.
40	Project Name	HOME-Eligible Projects
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #1 - Rental Housing Decent Housing Goal #3 - Housing for Homeownership
	Needs Addressed	Develop & Preserve Affordable Rental Housing Affordable Homeownership Housing Opportunities
	Funding	HOME: \$2,014,026
	Description	HOME funding and program income will be used to provide assistance to projects such as loans to developers for the development of affordable housing; funding to organizations for tenant-based rental assistance (TBRA) for at-risk, homeless, and/or special populations; and funding to assist in the development of transitional housing for at-risk, homeless, and/or special populations. Organizations that may receive TBRA funding include, but are not limited to, local housing authorities, Chris180, and Veterans Empowerment Organization.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 250 low- and moderate-income households.
	Location Description	This project is countywide.
	Planned Activities	HOME funding and program income will be made available for projects as loans to developers for the development of affordable housing; funding to organizations for tenant-based rental assistance (TBRA) for at-risk, homeless, and/or special populations; and funding to assist in the development of transitional housing for at-risk, homeless, and/or special populations.
41	Project Name	HOME Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration

	Needs Addressed	Program Administration
	Funding	HOME: \$289,146
	Description	HOME funds will be used for direct administration and implementation services provided by Community Development and Housing Authority staff for all HOME-funded affordable housing activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	This project is countywide.
	Planned Activities	HOME funds will be used for direct administration and implementation of services by Community Development and Housing Authority staff for all HOME-funded affordable housing activities.
42	Project Name	ESG Activities
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services Program Administration
	Funding	ESG: \$445,432
	Description	ESG funding will be used to provide: -Emergency shelter operations and services;-Homeless Management Information Systems (HMIS) support, allowing the Continuum of Care to report jurisdictional data and contribute to annual reports regarding homelessness. Funds support HMIS training and technical assistance to agencies receiving DeKalb County ESG funds;-Homeless prevention through emergency financial/housing assistance for homeowners and renters at risk of losing their housing;-Rapid rehousing;-Street outreach; and-Program administration.ESG funding will be provided to Decatur Cooperative Ministry, Inc., Rebeccas Tent, Salvation Army Metro Area Command-Red Shield, and Travelers Aid of Metropolitan Atlanta, Inc. (HOPE Atlanta).
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	ESG activities will benefit 500 persons.
	Location Description	This project is countywide.
	Planned Activities	ESG funding will be used for emergency shelter operations and services, homelessness prevention, rapid rehousing, street outreach, and HMIS support. It will also be used for program administration by Community Development staff.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Over the next year, the DeKalb County Community Development Department will allocate grant funds for use in income-eligible areas or by eligible beneficiaries throughout the county, as well as in the Candler/McAfee, Buford Highway, Scottdale, and Memorial Drive target areas. Projects may be funded based on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors. Projects providing an area benefit such as public facility or infrastructure improvements will be conducted in income-eligible areas, specifically, census tracts that are made up primarily of low- and moderate-income residents. Projects or programs that benefit individuals or households, such as the Special Purpose Home Repair program, will be available to income-eligible households countywide.

DeKalb County has one of the most diverse populations in the southeastern United States, including Latino and Asian populations that settled there some time ago and a number of refugee populations that have more-recently moved to the County upon entry to the United States. The largest of these groups over the last several years have been from Somalia, Congo, Iraq, Burma, Afghanistan, Vietnam, Ethiopia, Iran, and Bosnia. Efforts will be made to develop and support programs and projects that serve these populations.

Section MA-50 provides maps showing DeKalb County's population by race and ethnicity. A list of census tracts where more than 51% of residents are low- and moderate-income is included as an appendix to this Consolidated Plan and Annual Action Plan; this list also identifies census tracts where people of color comprise more than one-half of the population. These census tracts will be the focal point for the use of CDBG funds, particularly public service funds, and housing assistance.

Geographic Distribution

Target Area	Percentage of Funds
Buford Highway Area (Chamblee and Doraville)	2
Memorial Drive (Clarkston and Stone Mountain)	5
Candler/McAfee Area	3
Scottdale Area	9
Countywide	80
Urban County - Municipalities	1

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

DeKalb County allocates and invests resources in income-eligible areas throughout the county, including unincorporated areas, target areas, and in municipalities. The County will focus its funding on areas that have concentrations of low- and moderate-income households, as identified in the list of low/moderate

census tracts appended to this Plan.

Discussion

Not applicable.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	793
Non-Homeless	300
Special-Needs	30
Total	1,123

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	300
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	380

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

Discussion

In 2019, the County will allocate funds toward the production of 300 new units of affordable housing through the HOME program, including 50 through CHDO funding. Tenant-based rental assistance will be provided to 50 households at-risk of homelessness, and the Special Purpose Home Repair program will support housing rehabilitation for 30 eligible homeowners, including seniors and persons with a disability.

The County anticipates assisting 500 homeless persons or households using ESG funding. Additionally, the County will allocate funds towards housing assistance for people who are homeless or at risk of homelessness through the Africa's Children Fund (120 individuals to be supported), Drug/Mental Health Court Housing Program (50 individuals to be supported), Jerusalem House (23 individuals to be supported), Safe Haven Transitional (50 individuals to be supported), and St. Jude's Recovery Center (50

families to be supported).

AP-60 Public Housing – 91.220(h)

Introduction

DeKalb County residents are served by three housing authorities: the Housing Authority of DeKalb County, the Housing Authority of the City of Decatur, and the Housing Authority of the City of Lithonia. Between public housing, Housing Choice Vouchers, project-based vouchers, and units under the Section 202 and Section 811 programs, a total of over 9,400 subsidized units are available in the county, housing nearly 25,000 individual residents. Voucher programs are the primary source of these subsidized housing units representing 8,227 (88%) of these subsidized units (6,133 Housing Choice Vouchers and 2,094 Project-Based Vouchers). There are 814 units of conventional public housing in DeKalb County and another 382 units designated for elderly and/or disabled households through the Section 202 and 811 programs.

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

DHA currently has 289 physical public housing units in the Swanton Heights (98) and Allen Wilson I (40), Allen Wilson II (80), and Allen Wilson III (71) communities. DHA desires to redevelop the 98-unit Swanton Heights public housing community, which was constructed in 1969 and needs significant improvements. DHA is exploring several options that may include mixed finance development, demolition and disposition, and conversion to Project Based Assistance or Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program. If a RAD Conversion is completed, it is contemplated that the 98 Project Based Assistance or Project Based Vouchers would be located at the Swanton Heights community. This is consistent with the Agency Plan as the redevelopment is necessary and the location of the housing assistance would be supportive of the redevelopment.

DHA is seeking HUD approval to use capital funds for needed improvements at its mixed finance properties. The availability of capital funds for this purpose will make possible additional and necessary improvements to these public housing properties and to reduce the adverse effects of attempting to fund capital improvements from a diminishing operating budget within these communities.

Finally, DHA intends to sell a 2.88 acre portion of the Allen Wilson property and use the proceeds of the disposition to support the redevelopment of Swanton Heights and other eligible housing activities pursuant to program requirements.

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

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

participate in homeownership

Housing Authority of DeKalb County

Although HADC no longer operates public housing units, it has a nonprofit affiliate called the Resident Services Corporation of DeKalb (RSCD) that serves voucher holders. Its mission is to enhance the lives of DeKalb County residents through community-based problem solving and neighborhood-oriented strategies that promote self-reliance and self-sufficiency. RSCD's overarching goal is to help families become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful. RSCD offers community-based social services and enrichment programs that enhance the lives and economic vitality of DeKalb County residents across the life span – including children, adults, and senior citizens. Services focus on human development programs to enhance lives and underpin the economic stability, health, and wellbeing of Housing Authority residents and low-income families in DeKalb County.

Decatur Housing Authority

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

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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable - None of the housing authorities in DeKalb County are designated as "troubled."

Discussion

The Housing Authority of DeKalb County (HADC) no longer owns or operates any public housing, having converted or redeveloped all its public housing to create more flexible affordable housing opportunities, including 4,383 Housing Choice Vouchers. The City of Decatur Housing Authority (DHA) reports that it has undertaken the revitalization of all 312 of its assisted housing units (public housing and Section 8 PBRA) in the past few years. These redevelopments have vastly improved the quality of assisted housing in the community and include the revitalization of the Allen Wilson community to create 191 new units of public housing. DHA also has completed the redevelopment of Trinity Walk in two phases resulting in

a total of 121 affordable units using Project Based Rental Assistance (PBRA). Additionally, the Atlanta Housing Authority operates four public housing developments within DeKalb County.

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

Introduction

DeKalb County will use funding provided through ESG, McKinney-Vento Homeless Assistance Grant, and CDBG grants to address homeless needs and homelessness prevention in 2019.

The County plans to implement the following steps to mitigate and end homelessness in DeKalb County:

- Increase outreach efforts and encourage the unsheltered to move to appropriate housing.
- Collaborate with the CoC to monitor and reduce homelessness.
- Increase housing for the homeless population, especially those unserved through CoC funding.
- Ensure that the at-risk and homeless populations can easily access services and obtain rapid stable housing.
- Conduct studies and surveys to document homelessness in the area.
- Collect data on the at-risk population to develop programs to prevent homelessness.
- Collaborate with CoC and other agencies to collect data on the causes of homelessness to enable the development of strategies to address the root causes of homelessness.
- Collaborate with agencies and organizations to develop programs to serve at-risk and homeless individuals comprehensively and eradicate homelessness.
- Collaborate with the CoC to ensure that CoC strategies satisfy the needs of DeKalb County.

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

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

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

Through collaborative efforts with various street outreach teams such as the DeKalb Street Outreach Case Manager, St. Joseph's Mobile Outreach, United Way Street Outreach, and the PATH Team, outreach services are provided to identify homeless individuals, assess their needs, and connect them to housing and services. DeKalb County's Street Outreach Case Manager will provide outreach services and intensive case management services for unusually difficult cases involving homeless or at risk of becoming homeless individuals or families in DeKalb County. This case manager will work in coordination with HOPE Atlanta Travelers Aid, who provides the oversight and management of the outreach service worker. HOPE Atlanta also serves as the contact and referral point for the PATH Team. The PATH team's procedures are exemplary of procedures used by all outreach organizations. The PATH

team provides outreach and is comprised of case managers, mental health workers, substance abuse counselors, specially trained police officers, and homeless service providers. The PATH team works with housing providers and street outreach workers to engage homeless persons and guide them to appropriate services.

Addressing the emergency shelter and transitional housing needs of homeless persons

DeKalb County will satisfy its goal of providing housing and supportive services for a minimum of 100 homeless or at-risk persons by collaborating with agencies in the Continuum of Care, mainstream providers, VA, school systems, PHAs, developers, and other appropriate organizations. Information from the Point-In-Time Count (PIT) indicates that 37% of the homeless population are people in households with children less than 18 years of age. Of the homeless households with children included in the PIT count, all were in emergency shelters or transitional housing. This population tends to be affected most by the transitional homelessness that may occur with residency in emergency shelter. Often families must separate in order to obtain housing. Without services to keep them together, the family unit is compromised even further. It is therefore incumbent upon DeKalb County to collaborate with all interested parties to increase the number of, and access to, permanent affordable housing units for homeless families with children.

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

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

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

One of DeKalb County's major goals is to develop affordable units and implement programs that focus on the chronically homeless, senior citizens, veterans, cost burdened households, youth, and other special populations. To satisfy this goal, the County may continue to fund the Tenant Based Rental

Assistance (TBRA) Program using HOME funds. The TBRA Program provides supportive housing through time limited funds for rental and utility subsidies combined with supportive services, and an accountability-based system to assist homeless and at-risk families to identify and address the root causes of their homelessness or situation. The program will rapidly transition families out of emergency shelters, hotels, transitional housing programs, or other at-risk living situations, and help the household obtain and maintain permanent independent housing. Through its Drug Court and Mental Health Court, the County provides rental assistance to individuals who have been mandated to participate in the Drug Court Treatment Diversion and Mental Health Programs. In addition, as the Collaborative Applicant for the CoC, the County works to help homeless persons by prioritizing the chronically homeless, families with children, veterans and unaccompanied youth.

To prevent individuals and families who were recently homeless from becoming homeless again, DeKalb County will partner with Decatur Cooperative Ministry, Inc., a homeless prevention program providing financial assistance and food to DeKalb residents in imminent danger of homelessness or loss of utilities; Salvation Army Metro Area Command-Peachcrest, which provides emergency assistance to keep homeowners from losing their homes and provides rental assistance for those facing eviction; and Travelers Aid of Metropolitan Atlanta, Inc. (HOPE Atlanta), which provides homeless prevention, street outreach, and rapid re-housing emergency rental assistance for those facing eviction and homelessness.

To support rapid rehousing, DeKalb County will partner with Decatur Cooperative Ministry, Salvation Army Metro Area Command-Red Shield, and Travelers Aid of Metropolitan Atlanta, Inc. (HOPE Atlanta).

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

and families being discharged from a system of care by collaborating with and providing funding to local agencies and organizations within the Continuum of Care (CoC). The stakeholders and collaborating agencies responsible for ensuring that persons being discharged from a system of care are not discharged into homelessness include the Georgia Departments of Behavioral Health and Juvenile Justice, the DeKalb Community Service Board, the DeKalb County Department of Family and Children Services, and the DeKalb County Court Systems.

When a youth in-care reaches the age of 18 and is unable to transition to independent living or be reunited with family, the youth has the option to sign consent to remain in foster care. This consent allows the youth to stay in the foster care system until they are able to live independently or until they reach age 24. In DeKalb County, Emergency Solutions Grant Program (ESG) funding is awarded to CHRIS180, Inc., the housing and service provider that specifically targets this population. The CoC, in collaboration with the Department of Children and Family Services, United Way, Department of Juvenile

Justice, DeKalb County Court System, and others, seeks to identify and create new resources for this population.

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

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

Discussion

Not applicable.

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

Introduction:

In 2018, DeKalb County commissioned a Housing Affordability Study from Emory University's Policy Analysis Laboratory to better understand the county's affordable housing challenges. The study's findings underscored the degree to which housing affordability impacts DeKalb County residents, reporting that 20% of the county's households are cost burdened (spending between 30% and 50% of their incomes on housing) and another 19% severely cost burdened (spending more than 50% of their incomes on housing costs) (from the 2018 *DeKalb County Housing Affordability Study* by Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory). Taken together, four in ten county residents face a housing affordability challenge. These challenges are due to a variety of factors, including:

- Median household incomes not keeping pace with rising housing costs;
- Housing in high opportunity locations (i.e. near job centers and other community amenities) is expensive; and
- Insufficient supply of subsidized or otherwise affordable housing units;
- Neglect and disrepair of residential property in parts of DeKalb County leads to blight conditions and to the eventual need for demolition of unsafe structures.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

While the County continues to work to increase the quality of housing units that are newly constructed, it acknowledges that enhanced building standards can add to the construction cost of the units. This, in conjunction with increasing land values and ongoing gentrification, make it more difficult to add to the affordable base for low and moderate-income citizens of DeKalb County. As new projects are proposed, the County seeks to incorporate requirements for affordable set-asides as part of the zoning approval process, prioritizing projects that provide long-term affordability guarantees. The County also encourages development of affordable housing in locations with good access to jobs, grocery stores, and other amenities as a way to enhance economic opportunities for low and moderate-income families. Finally, DeKalb County has established a coordinated multidisciplinary blight remediation strategy using the County's zoning codes and strong code enforcement to prevent and remove blight, thereby making the community more attractive to residents and businesses.

Discussion:

Median household income in DeKalb County is estimated at \$50,856 as of the 5-year 2013 ACS estimates. While that represents a growth of 3.5% since 2000, inflation and housing costs have

escalated far more steeply. The rate of inflation over this same period was 36.4%, meaning that while household incomes have gradually increased, households' purchasing power is declining, causing housing to become a larger share of household expenses.

A 2017 report by the Atlanta Regional Commission studied the mismatch between the locations of job centers and affordable housing across the metro Atlanta area and found that living near a major center of employment is typically quite expensive (from *Regional Snapshot: ARC Employment Centers: Core Locations for Jobs, not for Affordable Housing*, Atlanta Regional Commission, October 2017). The regional job centers located in DeKalb County (Perimeter Center and Emory) hold significant numbers of jobs, yet the surrounding communities are also home to some of the County's most expensive housing. Household incomes in these surrounding communities also tend to be higher, so the residents in proximity to major job centers may not be significantly cost burdened. Conversely, this means that the areas of the county not proximate to job centers, while having home prices that are lower, also display higher incidences of cost burden because incomes are also lower. Thus, as the study points out, "incomes are a key driver of determining affordability, regardless of housing prices."

The County's 2018 Housing Affordability Study again highlighted the importance of expiring subsidies or affordability requirements to the preservation of existing affordable units. The high level of need for affordable housing in DeKalb County is compounded by a shrinking inventory of affordable units. This is largely because significant numbers of housing units that were previously developed are aging out of the affordability restrictions tied to the subsidies that created the units. For example, housing developed under the Low Income Housing Tax Credit (LIHTC) program accounts for the majority of subsidized affordable housing available on the private market. Typically, these developments must remain affordable for 30 years as a condition of the tax credits received by the developer. As developments approach the 30-year mark, they may exit the program and are no longer beholden to affordability restrictions; as units turn over, the rents are likely to adjust to market rates. The Housing Affordability Study found that:

"In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed."

Understanding the significance of this issue, The County's HOME allocation and underwriting process prioritizes projects that provide long-term affordability guarantees.

When property owners are unable to maintain and care for their property appropriately, it falls into disrepair, sometimes even abandonment. Often this occurs with housing, both owner and rental, at the more affordable end of the spectrum leading to both a loss of affordable units from the county's supply but also contributing a blighting influence on the surrounding community. DeKalb County has prioritized blight remediation efforts as part of an economic development strategy. Zoning codes and strong code enforcement can prevent and remove blight, thereby making the community more attractive to

residents and businesses.

AP-85 Other Actions – 91.220(k)

Introduction:

This section details the County's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

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

Actions planned to address obstacles to meeting underserved needs

In DeKalb County, the largest group with underserved needs is comprised of those individuals and households with incomes at or below 50% AMI. Typically, this population has limited access to affordable housing and lacks employment that provides a sustainable income stream. Barriers that prevent serving this population include the following: large segments of the population possess an inadequate knowledge of budgeting and financial literacy, histories of poor credit, limited financial resources, limited access to job training, life skills education, economic pressures from foreclosures and predatory lending, and the scarcity of standard housing that is affordable to households at or below 50% AMI.

The County will work with its community partners to assist low- and moderate-income residents in accessing employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing counseling.

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

- Continued funding Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.
- Continued efforts to provide job training and employment readiness education, including initiatives focused on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, and home purchase scams, while encouraging those facing these situations to seek assistance.
- Developing policies to facilitate an increase of affordable housing in locations that will best serve

low-income households.

- Continued programs targeting households with incomes at or below 50% AMI and support for the development of rental housing affordable to households with incomes at or below 50% AMI.
- Collaboration with and support of agencies that provide supportive services for households at or below 50% AMI.
- Collaboration with the CoC to ensure that appropriate housing and services are available for homeless and at-risk populations.
- Reviewing applications and providing letters of support for developers applying for Low Income Housing Tax Credits, when appropriate.

Actions planned to foster and maintain affordable housing

To address these obstacles, the County plans to take the following actions in 2019:

- Continued funding for housing counseling, landlord/tenant, and pre-and post-purchase counseling.
- Continued funding of Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, and home purchase scams while encouraging those facing these situations to seek assistance.
- Continued work with Metro Fair Housing to investigate landlord/tenant and fair housing complaints and provide fair housing education.
- Continued housing programs to support affordable homeownership and special purpose home repair for households with incomes at or below 80% AMI.
- Supporting the development of rental housing affordable for at or below 50% AMI.
- Supporting agencies that provide supportive services for households with incomes at or below 50% AMI.

Actions planned to reduce lead-based paint hazards

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

To address lead hazards in 2019, the County will take the following actions:

- The Board of Health's Division of Environmental Health will continue to actively educate and train community groups and other members of the low to-moderate-income focused populations in order to actively address lead hazard awareness and poisoning in their

neighborhoods. They will work to increase public awareness of this issue by making available brochures and speakers and providing consultations relating to prevention, testing, and property assessment.

- The Board of Health will continue to conduct environmental investigations when children with elevated blood levels are referred to them to determine the source of the lead poisoning. These may include XRF analysis, paint/dust/soil sample collection, risk assessment, and recommendations for housing of the affected children.
- The Division of Environmental Health will continue to collect data based upon the age of housing and the location of lead poisoning cases in order to focus their testing and educational efforts in those areas where the needs are greatest.

HUD's 1012 lead-based paint regulation is fully incorporated into DeKalb County's homeowner rehabilitation programs. Any repair or rehabilitation of properties funded through CDBG and HOME programs will continue to address the reduction of lead-based hazards. County staff plan to attend a HUD-provided class regarding policies and procedures related to lead hazards in August 2019.

Actions planned to reduce the number of poverty-level families

DeKalb County has demonstrated a long standing commitment to reducing poverty by partnering with other metro Atlanta jurisdictions on major issues that can only be effective if they are addressed in a regional or multi-jurisdictional manner. DeKalb County will continue to work to eliminate the major risk factors for poverty. The factors that can be addressed by local government include expanded economic opportunities, jobs, community facilities, public services, and housing. The educational aspects are addressed by the Board of Education. Expanded economic opportunities and jobs are addressed with special programs sponsored by WorkSource DeKalb.

Additionally, DeKalb County government, WorkSource DeKalb, the Department of Economic Development, the Chamber of Commerce, Goodwill Industries of Atlanta, the Department of Family and Children Services, the Georgia Department of Labor, Partnership for Community Action, DeKalb Technical Institute, DeKalb College, local housing authorities, the Division of Rehabilitation Services, and a host of other local and state organizations are working jointly to develop a comprehensive training and employment system and an interagency electronic data network for DeKalb County.

The most visible manifestation of the training and employment system is the conveniently located career center, the WorkSource DeKalb Center. This center combines major activities of partner agencies, basic and remedial education programs and allied education, training, housing and personal support programs.

The DeKalb Workforce Center also provides a wide assortment of services for employers. Employers will use the DeKalb Workforce Center as a central source of prescreened job applicants for job/task analysis, interview or training space. Businesses with proper technology can list jobs and access the applicant

pool electronically.

As the designated County-Based Agency for Aging Programs, the Office of Senior Affairs plans and coordinates the delivery of senior services. Non-profit agencies are identified to deliver the services through contracts with the County. Community centers and family resource centers are provided in low to-moderate income areas through partnerships with non-profit agencies and the private sector.

The DeKalb Initiative for Children and Families plays a major role in ensuring that the needs of children are addressed in an efficient and quality manner. The primary focus has been in low to-moderate income areas, even though the goal is to assist in meeting the needs of all children in all neighborhoods of the County.

Actions planned to develop institutional structure

The County collaborates with many institutions, both directly and indirectly, to implement the Consolidated Plan and Annual Action Plan activities. This approach is designed to enhance coordination among services agencies, housing agencies, and other private and public sector agencies to address the County's most critical needs, including decent affordable housing, public infrastructure and community facilities, public and human services, and expanded economic opportunities for low to moderate-income people.

These collaborative efforts have been successful in the development of coherent and effective human service programs throughout the County. The efforts include, but are not limited to, developing strong institutional links with the following internal and external entities in jointly undertaking vitally needed community development activities:

- Over 20 non-profit public service provider agencies
- A consortium of non-profit community housing development agencies, community-based housing development organizations (CHDOs), and non-profit and for-profit affordable housing developers
- Chief Executive Officer and staff
- Board of Commissioners and staff
- County departments including Planning, Finance, Purchasing & Contracting, Facilities Management, Legal, Parks and Recreation, Public Safety, Human Development, and Public

Works

- Department of Family and Children Services (DFACS)
- DeKalb Board of Health
- DeKalb Community Services Board
- DeKalb Community Development Advisory Council
- Decatur Housing Authority
- Housing Authority of DeKalb County
- Keep DeKalb Beautiful
- Georgia Department of Community Affairs
- Municipalities in DeKalb County
- DeKalb County Development Authority

Each of these partners has served an integral role in the implementation of Consolidated Plan and Annual Action Plan strategies and programs. This collaborative approach aids the County in determining and addressing priority needs and helps to assess the strengths and gaps, while determining what measures are required to overcome these gaps in institutional structure. Moreover, collaboration with and input from partner agencies helps to make appropriate recommendations for HUD funding and to ensure a sound implementation strategy is in place. The County's partners help to determine specific problems, to meet regulatory compliance, and to certify consistency with the any housing-related activities receiving HUD funds. These efforts have resulted in the provision of many housing and non-housing improvements for the development of viable urban communities in DeKalb County.

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

DeKalb County will continue its collaboration with housing organizations, social service agencies, mainstream providers, and other public and private entities to ensure that low to-moderate-income residents obtain affordable decent housing, suitable living environments, and expanded economic opportunities. To accomplish this mission, the Community Development Department serves as the CoC's Collaborative Applicant and convenes regular collaborative meetings, where organizations can discuss relevant issues and recommend policy changes.

The County collaborates with the Regional Commission on Homelessness and participates in national and regional efforts to mitigate homelessness. In addition, the County also works with the Atlanta Regional Commission's Housing Task Force to review, analyze, and develop policies, procedures, and programs to address barriers to affordable housing on a regional basis.

The Community Development Department staff frequently provides support to programs hosted by local churches and civic associations for home buyer education seminars, for down payment assistance programs, and for predatory lending and foreclosure issues. The Department works closely with other

organizations to address senior citizen services and senior citizens service delivery issues.

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

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

Discussion:

Not applicable.

Program Specific Requirements

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

Introduction:

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

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

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

The County will not use forms of investment other than described in Section 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture requirements are in place for HOME funds used for homebuyer activities for a maximum period of ten years from the purchase closing date. This affordability period exceeds the HOME required 5-year period of affordability for the \$5,000 to \$8,000 maximum assistance. Program policy allows the affordability to be reduced to 5 years if the homebuyer completes an approved post-purchase counseling program within 1 year of the closing date. Recapture requirements apply to any units assisted through County homebuyer programs. Recapture requirements will be enforced for CHDO first-time homebuyer activities during the affordability period that is associated with the amount of direct subsidy provided the homebuyer. The County does not use resale provisions in its housing programs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

To ensure enforcement of affordability requirements, DeKalb County will impose recapture provisions for units acquired with HOME funds. In the event that a homebuyer sells the property, either voluntary or involuntarily, during the period of affordability, the homebuyer shall repay all or a portion of the loan from net proceeds from the sale of the property. In the event that net proceeds are insufficient to repay the loan in full, the recapture shall be limited to the available net proceeds. Under no circumstance can the County recapture more than the available net proceeds from the homebuyer. The term net proceeds is defined as the sale price of the property minus the repayment of any superior loan and closing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. The County's policy is that HOME funds will not be used to refinance existing debt for single-family or multifamily properties. Therefore, the County has not established refinancing policy guidelines for the use of HOME funds. Please see attachments for an overview of the County's

acquisition and rehabilitation guidelines.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

A copy of DeKalb County's complete ESG written standards is attached to this Annual Action Plan. Standards for providing ESG assistance include:

- Participants must be below 30% of area median income, according to the current HUD income limits (for homelessness prevention) or homeless or at risk of becoming homeless (for rapid re-housing assistance).
 - Participants must lack sufficient resources and support networks necessary to retain housing without ESG assistance.
 - Participants must receive an initial consultation to determine eligibility and assess client needs. The appointment will include an assessment of eligibility, risk for homelessness or homelessness status, barriers, and potential service areas. Clients who are not victims of domestic violence or veterans are referred to the appropriate lead agency for full assessment. After assessment, the client is prioritized (according to need) and referred to the appropriate agency for assistance. A wait list is maintained for clients who cannot be served immediately and wait-listed clients are served according to priority.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

DeKalb County has developed a coordinated entry process that standardizes the access, assessment, prioritization, and referral procedure for all people across all participating providers in the DeKalb County CoC. Thus, each system entry point uses the same pre-screen tool and makes referral decisions based on a common set of factors. Coordinated referrals are made with a thorough understanding of all programs, including their specific requirements, target population, offered services, and bed availability. This approach means that homeless and at-risk of homelessness individuals and families are identified early, screened, and connected with the most appropriate intervention or best match possible that addresses their immediate needs. Households who are literally homeless receive the comprehensive assessment which determines their placement for prioritization in the queue for transitional housing, rapid re-housing, and permanent supportive housing. All DeKalb County service providers participating in the coordinated assessment system must work collaboratively to meet the goal of successfully assisting those who are homeless and in need of safe, reliable housing.

The DeKalb County CoC uses a locally specific assessment approach and tools that reflect the

characteristics and attributes of the CoC and CoC participants. The coordinated entry process is a phased approach to assessment which progressively collects only enough information to assess need, refer based on demographics and assistance requested, and prioritize people to available housing and support services.

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

ESG Sub-Grantee awards are made through an application process that is open to the community and nonprofit agencies, including faith-based organizations. All applications receive a two-part compliance and qualitative review and are rated on a 100-point scale. Application review is based on an assessment of the application in six categories: (1) project design, (2) previous experience providing ESG program service activities, (3) collaboration, (4) organizational management and administrative capacity, and (5) consistency with HUD objectives and outcomes as outlined in the ESG Final Rule (24 CFR 91.220) and the 2018-2023 Consolidated Plan. The performance of current sub-grantees is also reviewed during the selection process. Review includes current contract performance, grant utilization, contract compliance, and HMIS data quality.

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

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

5. Describe performance standards for evaluating ESG.

All data generated for the Program Performance Evaluation Report will be derived from the Homeless Management Information System (HMIS), the DeKalb County CoC Recipient's Annual Performance Report (APR), or ESG reports obtained from the sub-recipient or the County's ESG Program Manager. Either the DeKalb County CoC's Grantee Peer Review Sub-Committee, the DeKalb County CoC's Evaluation Sub-Committee, or the County's ESG Program Manager will work with the HMIS Administrator to obtain the necessary data to generate the Program Performance Evaluation Report.

A majority of ESG CAPER measurements are from the performance and expenditure reports submitted monthly and data entered into the ESG SAGE report by agencies during the contract period. The County pulls the information from monthly and final reports for individuals and households served, outcomes, and race and ethnicity of program participants, and compiles financial resources used from these reports.

Not applicable.

Attachments

Citizen Participation Comments

Public Hearing - Community Needs
Annual Action Plan 04/11/2019 Public Comments
Edna Lora - Executive Director, Partners in Action for Healthy Living
The situation around hunger and food access is ongoing but is very much needed
Economic Development, especially around youth and curbing youth violence and food and
gardening. There is a huge need to grow and invest in the food network and system to improve
the social determinants of health through investment in the food system.

Ken Hilderbrandt, City Engineer for the City of Tucker
Sidewalk infrastructure project on Elmdale Drive, Idlewood and Mountain Industrial
Boulevard. It is a very dangerous area for residents. No curb and gutter and safety concerns
exist. We need assistance with sidewalk infrastructure. There is a huge need and the City has
spent \$31,000 for engineering drawings and the project is shovel ready. The City has now taken
over capital improvement projects from the County and are responsible for pushing these
projects forward.

Beth Ganga, Tucker Northlake CID
We represent a group of business owners to pull together funding for commercial
districts. People want better walkability, sidewalks, complete streets and better connectivity
through sidewalks. These areas need better connectivity and for Tucker's lower income
population. The Elmdale sidewalk connects several large apartment complexes connecting
people to schools, public transportation and jobs.

Linda Clark, Peter's Park resident
Grateful for future upgrades to Peter's Park. We are the Peter's Park Community, no longer the
community behind Sam's Club. We are made up of four streets. We have been very neglected
by the County and crime, including drugs and prostitution create unsafe conditions. About three
years ago we became the City of Tucker and the City has been helping us through cleanups and
meetings to improve the community. Cars use Elmdale to cut through and there is no sidewalks
and speeding cars make it very unsafe for residents, school children walking.
Joe Scarabatchi,

I am in a wheelchair and I have a scooter that I drive up and down Elmdale Park and it is very
dangerous and we really do need a decent sidewalk to get from point A to point B.

Cynthia K Loflia, City of Lithonia resident,
Little community initiatives are great for communities. There are a lot of older apartments in
DeKalb County that were \$550 and are now \$700 to \$750 and those with disabilities are being
priced out of DeKalb County. LCI and other planning standards, such as complete streets should
always be used to apply to those apartments. The ADA need standards need to be . Housing to
include ADA accessibility with no curb on the first floor. Elevators need to be incorporated into
older complexes, etc.

Panke Miller, Diverse DeKalb
The lack of affordability is very much needed for families, as well as those with
disabilities. Single Family Rehab and Code Enforcement is crucial and funds need to be
increased, blight remediation and the removal of substandard housing. Replace affordable

housing on a one to one ration when it comes to demolition of those blighted properties. Increase funding of the ESG programs and continue funding with general rapid rehousing. Increase block grant money to decrease homelessness. Infrastructure improvements of sidewalks and senior facilities, fire stations and other County buildings. We need to spend CDBG funds for Housing needs and to provide affordable housing. Increase percentage of housing projects.

Martha Jackson,

We need infrastructure and more homes in South DeKalb. We need homes for disabilities, including mental disabilities. We need to support more multi-purpose and multi-income properties. Rent has escalated and there is a lack of affordable home for rent and to buy.

Melissa Manrow - Diverse DeKalb

More CDBG funds for housing of different types. Missing middle housing needs to be restored. Increased rents and decreased housing for that is affordable.

Chris Brand, FODAC

There is a major need for housing that is affordable for those with disabilities, accessible affordability, integrated with design. Seniors, houses for everyone, houses for individuals to age in place. Renovations to the back of the FODAC facility to the back parking area.

Jen Booth - Literacy Action

Literacy and Work Readiness and Workforce Development programs to self

Sarah Brechin, CPACS and CKSNI

Cross Keys Sustainable Neighborhoods Initiative Continued support of DSNI and CKSNI, We need to address similar housing issues. Rising rents and demolition of older units being replaced with luxury units. Keeping naturally existing affordable housing for the Buford Highway area

Victoria Huynh, CPACS and CKSNI

CKSNI continue to receive support for the initiative, funds to continue the DSNI program. CPACS provides transportation and more support is needed to fill the gaps to better support and address the transporation barriers in DeKalb. Seniors in DeKalb County with cultural or language barriers that need to be addressed and feel there is a huge need to better serve the international senior community.

Paedia Mixon, Executive Director New American Pathways

Housing concerns for refugees. We have a huge housing shortage for larger families due to huge cuts to our programs on the federal level. There is a major need to house newly arriving refugees. Wages for refugees are increasing, but are not keeping up with the pace and increases in rents. Workforce programs for refugees to secure higher wages.

Karen Brown Atlanta Legal Aid,

Home Defense Program - Low income homeowners are at risk of loosing their homes to aggressive investors. Minorities and low to moderate income homeowners in South DeKalb are being targeted by scammers. Home purchase scams are also a problem. Housing affordability has become a huge problem in DeKalb.

Margaret Burgess, Atlanta Legal Aids Rental Community Focus

Assisting those with disabilities mental and physical. Addressing rental issues for those with criminal backgrounds and history.

Vicki Hood, Peachtree Creek Greenway and the Peachtree Fork
More greenway and alternative transportation through trails. The Cities have funded secured, but additional funding is needed from the County to assist with the greenway.

PUBLIC HEARING ON 2019 PROPOSED BUDGET

JUNE 20, 2019

COMMENTS

ATTENDEE: HOW ARE THE SENIORS MADE AWARE OF REPAIR PROGRAM? **CARLA** STATED THE INFORMATION WAS PLACED ON THE WEBSITE, IN THE CHAMPION NEWSPAPER, FREE PRESS AND STAFF VISITED COUNTY SENIOR CENTERS.

Attendee: WHO ON STAFF RESPONSIBLE FOR THE LAND BANK? **Allen** stated that Braunwin Camp and LaQuanta Pressley has been the Community Development staff involved thus far.

Matthew with AEI: Are there any plans for the County to engage in youth entrepreneurial planning? **Allen** stated the department has not looked into it even though it may be an important tool. Allen mentioned that Urban League provides entrepreneurial training and may be willing to incorporate youth into their programs. **Vivian Moore with YMCA:** AEI has received funding for entrepreneurial training for youth.

Yvette Hagins with Whitefoord: Explain the process for selecting grantees? Braunwin Camp explained HUD criteria for capital improvement projects.

Does HUD need to approve the plan? Allen explained that yes HUD has to approve the plan to make sure that projects are eligible and that HUD has the authority to reject the plan. You may be allocated the funds but it's not definitive to expend until approved. Have to link projects to HUD's goals and objectives.

Where is AEI entrepreneurial in line budget that woman spoke off? Allen informed that she was speaking of another organization that funded AEI. Urban League has a program. Vivian Moore explained that funds from the County would be allocated to the organization.

Panke Miller Attendee: Delighted that CoC funds have increased. What is the status of Nicholas House funding? Ann explained Nicholas House are funded through CoC and not CDBG. Is rapid-rehousing in budget flat or an increase in the last five years? Melvia explained that most of rapid re-housing is funded through CoC.

Emily Halvey - Half of the funds is going towards blight. Asking the County to repair or build one in place of any demos. Allen –Not aware of 1 on 1 replacement. Funds allocated toward blight has been a result of the need and blight task force efforts. Allen stated that most of the single family properties demoed are privately own and not able to build on property.

Al Franklin - The City of Stonecrest submitted an application on entrepreneurial. Allen stated that it would have been a duplication of services being that Urban League effectively provides these services.

Martha Jackson – Glad to see the Land Bank would begin and hope that if properties are torn down that they will build in place.

Is there any thought to vocational training or trade? WorkSource solutions and Goodwill provide those services and the Community Development refer individuals to those organizations. Repurposing Sam's retails that are closed for transitional housing? We aren't able to purchase the large properties and look to developers to repurpose and provide affordable housing. The Development Authority initiative is to seek developers.

Phil Coffey-Advocating for affordable housing. More information on affordable housing? Allen stated that we accept applications from developers as gap financing to provide affordable housing.

Is the goal for 400 designated affordable units over a period of 5 years? The number seems modest as it is only 80 a year. Allen explained that developers may take 2 years for construction of affordable housing that may have 90 units. HUD funds 2 million a year to HOME and will

Beth Ganga: The City of Tucker submitted an application for a sidewalk project. The current sidewalk project is shovel ready and can be completed within 90 days. Asking to include project if funds are available. Allen stated that sidewalk projects tend to be slower.

Matthew: Mentioned that developers may take a private property and create an incubator. Elaborate? Allen: Incubation is an economic project eligible under CDBG. South DeKalb incubator was a successful. Funds can be based on the size of the property.

Grantee Unique Appendices

2019 PUBLIC NOTICES

LITHONIA

Student doodles for Google

BY TAYLOR ROBINS

Taylor@desachamp.com

Arantza Penn Populus doodled herself to national attention as six campers to win a national Google competition.

Populus, a 2019 Arabia Mountain High School graduate and Lithonia resident entered the "Doodle 4 Google" competition in which school-age students across the country redesigned the Google logo according to the theme "When I grow up, I want to..."

"Once You Get It, Give It Back" is the title of the artwork that Populus submitted to Google. She said, explaining the piece theme: "When I grow up, I hope to care for my mom as much as she cared for me my entire life. In my doodle, there is a framed picture of my mother carrying me as a baby—a real picture in my house—and below the picture is me, caring for her when she's older in the future."

Google announced its state and territory winners for the competition May 20. Populus was listed the winner for Georgia, where she advanced to the



Pop

final voting stage of the competition. Populus is one of five state and territory winners.

Voting took place June 4-7 to determine five finalists, from which judges from Google will pick the final winner, which will be announced in late June.

The national winner will receive a \$30,000 college scholarship and the runner-up's school will receive a \$30,000 technology package or improvement of its computer lab or technology program. The doodle also will be featured on Google's homepage for a day.



Arantza Penn Populus entered a Google competition with about 100,000 entries. "Once You Get It, Give It Back," Populus' doodle placed at position 8,000 in the competition.

IMPORTANT ANNOUNCEMENT

DeKalb County Community Development Department will Host in Collaboration with Commissioner Steve Bradshaw, District #4 A Project Overview/Status of the New District #4 Community and Senior Center

The DeKalb County Community Development Department will accept public comments on the early planning for the design, engineering, and programming for the New District #4 Community and Senior Center with pool.

The proposed center will be located on County owned land at 4875 Elm Road, Stone Mountain GA. The area was selected for a center based on a 2016 Comprehensive Feasibility Study that identified the area as a high priority for senior services. The proposed 21,000 sq. ft. center will include a state-of-the-art functional facility to include a multipurpose dining room, classrooms, fitness room, a therapeutic pool with lap lanes, and many other exciting amenities.

A Community Meeting will be held to discuss the following objectives:

1. Sharing with the public a Program Overview/Status of the project.
2. Validation of the Design & Engineering Requirements.
3. Development of a Schedule for feedback to the Community during the Design & Construction phases of the project.

Date: Monday, June 17, 2019
 Location: Antioch AME Church
 785 S. Hariton Road
 Stone Mountain, GA 30081
 Time: 6:00 pm – 8:00 pm



Please join us at this Community meeting. Questions can be directed to either the Community Development Department at (404) 371-2438 or Commissioner Steve Bradshaw at (404) 371-4749.

REPORT OF TUCKER SUMMIT COMMUNITY IMPROVEMENT DISTRICT OF PROPOSED MILLAGE RATE

In compliance with O.C.G.A. 548-5, the Tucker Summit Community Improvement District ("CID") resolves that at its meeting on June 26, 2019, beginning at 7:30 A.M., in the Pierre Construction Group, 1827 Lewis Way, Stone Mountain, DeKalb County, Georgia 30083, the Tucker Summit CID Board of Directors will vote upon a proposal to levy an ad valorem taxation rate of 5 mills, and will set its millage rate for the lawful purposes of the District for the current calendar year. Set forth below are the assessed taxable values of the properties subject to taxes for the current year and the immediately preceding five calendar years, the total dollar amount of ad valorem taxes proposed to be levied for the current year and levied in the immediately preceding five calendar years, as well as the percentage and dollar increases or decreases with respect to each immediately preceding calendar year. All property levied is real property.

Assessed Value	Taxes Levied	% Change	\$ Change
\$136,035,547	\$680,028	9%	\$ 51,142
\$142,901,125	\$714,505	5%	\$ 34,477
\$172,551,407	\$822,757	21%	\$ 148,252
\$176,545,858	\$882,728	2%	\$ 16,971
\$227,966,657	\$1,139,978	29%	\$ 257,250
2019 proposed \$231,735,893	\$1,158,678	2%	\$ 18,700

J. Lynn Rainey, PC, 398 Roswell Street, Suite 2151, Marietta, Georgia 30060; (770) 421-6944
 Attorney for CID - State Bar No. 552354

**THIS COULD
BE
YOUR AD!**

Call 404.373.7779 Ext. 700
 for more information.

PUBLIC NOTICE

HUD Submission for 2019 Funding - Annual Action Plan
Preliminary Budget and Plan DRAFT

DeKalb County

Public Comments Invited

DeKalb County

PROPOSED 2019-2023 CONSOLIDATED PLAN, INCLUDING THE YEAR 2019 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANTS PROGRAMS

The DeKalb County Community Development Department is preparing its 2018-2023 Consolidated Plan, including the Year 2019 Annual Action Plan for the Community Development Block Grant Program (CDBG), the Home Investment Partnership Act (HOME), and the Emergency Solutions Grants Program (ESGP). Written public comments will be received from June 13, 2019 through July 12, 2019 and should be submitted to the DeKalb County Community Development Department, 756 Commerce Drive, Suite 401, Decatur, Georgia 30030.

Anticipated Year 2019 Grant Awards and Program Income:	
2019 Community Development Block	\$ 5,260,187
Grant Allocation (CDBG)	
Predicted CDBG Program Income	\$ 551,586
2019 HOME Program Allocation	\$ 2,156,360
Predicted HOME Program Income	\$ 735,105
2019 Emergency Solutions Grant Program Allocation (ESGP)	\$ 465,432
TOTAL	\$ 9,146,470

PROGRAM POLICY for PROGRAM INCOME

- Twenty percent of CDBG Program Income will be used for Planning and Administration. Up to 10% may be used for Public Services activities as outlined in the budget. The remaining balance will be used for other eligible activities.
- Ten percent of the HOME Program Income will be used for Planning and Administration.
- CDBG regulations require program income to be used before Treasury funds are expended. Program income will be used for any approved eligible activity as outlined in the 2019-2023 Consolidated Plan.
- If more program income revenue is received than anticipated for any activity, the additional funds will be appropriated to activities indicated in this policy.
- The designated entity that the County contracts with to manage the Economic Development Revolving Loan Fund may retain the program income for approved loan programs for businesses in DeKalb or return the funds to the County. The County must approve the loan fund programs that utilize County funds and program income generated from repayment of loans that were made with County funds.
- HOME Program Income and Recapture amounts reflect availability as of the date of the development of this plan. Additional amounts received in 2019 will be reported in the 2020 Annual Action Plan and committed within 24 months of HUD allocation dates for 2020. This commitment will occur within two years of the HUD allocation date for 2020.
- The County will commit its available HOME program income and recapture amounts (\$635,600 as shown in the annual plan) for eligible projects. The commitment will occur within two years of the HUD allocation date for 2019 funds.
- Program income receipts may vary widely from amounts projected due to any number of unanticipated factors. Regardless of the amount received, the Consolidated Plan will not need to be amended unless the funds are used for activities not outlined in the 2018-2023 Consolidated Plan or other approved eligible activities.

YEAR 2019 CDBG PROPOSED ACTIVITIES

Below are preliminary recommendations. Please review the complete proposed recommendations to the 2018-2023 Consolidated Plan, which has been extended to include the Year 2019 Annual Action Plan for details about the activities.

1. PUBLIC FACILITIES IMPROVEMENTS

- Total Grant Recreation Center - Construction (\$650,000)
- East DeKalb Senior Center - Bruce Street - Construction & FF&E (\$500,000)
- Rainbow Park Amphitheater (\$100,000)
- Scottdale Early Learning Center Renovation (\$250,000)
- Activity Delivery Cost (\$125,000)
- LOAN/BORDO REPAYMENT (\$1,000,000)

A. HUD Section 108 Loan Repayment - Estimated annual re-payment amount = \$700,000; (See additional CDBG融資 mandation C.)

2. ECONOMIC DEVELOPMENT

- ACE - Revolving Loan Fund for Small Business Initiative - (\$125,000)
- Urban League - DeKalb Small Business Micro-Enterprise Training Program - (\$90,000)
- Activity Delivery Cost (\$21,500)

PUBLIC SERVICES \$721,432

Amount cannot exceed 15% Cap

CoC/Homelessness Assistance

4. Africatown Children's Fund, Inc. (\$23,400) Provides case management, (including assessment and referrals) to assist homeless and unsheltered households in DeKalb County, as well as housing and supportive services that enable these households to become self-sufficient and avoid incidents of homelessness.

5. Homeless Multi-Client Services Assistance (\$45,000) This activity is a critical component of the DeKalb Continuum of Care Centralized Access Model. CDBG funds will be used to fund a part-time position to perform case management.

6. Departmental Health Court Assistance Programs (\$68,700) Provides housing assistance to participants in a judicially supervised drug/mental health treatment and alternative sentencing program for non-violent offenders with substance abuse problems.

7. Furniture Bank of Metro Atlanta, Inc. (\$16,000)

Provides free household furniture to people in need within DeKalb County. The majority of clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence.

8. Justus House, Inc. (\$37,483) Transitional housing and services for persons with HIV/AIDS.

9. Latin American Association, Inc. (\$20,000)

Employment Counselling and support services primarily for Hispanic persons who are homeless or at risk.

10. Safe Haven Transitional, Inc. (\$10,000) Transitional Housing Program for homeless women.

11. Salvation Army, Atlanta Temple Corp (\$25,000) Homeless Prevention Assistance

12. Salvation Army, Red Shield (\$80,000) Homeless Emergency Shelter Assistance

13. St. Jude's Recovery Center (\$42,000) Case Management and counseling services.

14. TERA Case Management (\$23,000) Provides case management services for homeless individuals.

Domestic Violence

15. Men Stopping Violence (\$20,000) Domestic violence prevention.

Financial Literacy

16. Catholic Charities - Atlanta (\$10,000) Financial Literacy

17. New American Pathways, Inc. (\$29,000) Financial Literacy counseling and education for refugees.

Fair Housing/Foreclosure Prevention

18. Atlanta Legal Aid Society, Inc. (\$50,000) Prevention of predatory lending, consumer education, fraudulent mortgages and mortgage scams public awareness.

19. Metro Fair Housing Services Inc. (\$42,000) Provides legal advice and referrals for housing discrimination complaints.

Youth/Child Development

20. Our House, Inc. (\$75,000) Daycare services for children of homeless families.

21. Scottdale Early Learning (\$23,000) Affordable childcare and family resource center.

22. Metro Atlanta Recovery Resources (\$21,000) Afterschool program for children of women who are in the treatment program.

23. Youth Voucher Side-by-Side Program (\$100,000) Assistance for youth participating in recreational activities.

HOUSING ACTIVITIES

24. Special Purpose Housing Repair Program (\$300,000) CDBG funding will be used to provide income eligible seniors home system repairs up to \$10,000.

25. Demolition & Blight (\$800,000) CDBG funds will be used for eligible single family housing demolition and blight remediation programs.

26. Implementation Services for Special Purpose Home Repair (\$150,000)

27. Housing Demolition Services (\$63,000)

28. Housing Activity Delivery Cost (CDBG/HOME underwriting) (\$80,000)

29. Blight Inventory Survey - Phase II (\$110,000)

PLANNING AND PROGRAM ADMINISTRATION (20% CAP)

30. Community Development Administration (\$1,052,033)

General oversight, planning, management, monitoring and implementation services

YEAR 2019 PROPOSED HOME ACTIVITIES

HOME Investment Partnership Program (\$2,881,448)

31. HOME Program Administration (10%) Set-Aside (\$289,146) Funds to be used for direct administration and project implementation costs associated with the HOME program.

32. HOMECHOICE Projects (15%) Set-Aside (\$443,720) Funds will be prioritized to eligible organizations for cost associated with the development, sponsorship, or ownership of affordable housing.

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LOCAL

THE CHAMPION, THURSDAY, JUNE 13 - 19, 2019 • Page 18

33. HOME CHDO Operating (3%) Set-Aside (\$144,873) Funds will be used to provide general operating assistance to CHDO's that are receiving set-aside funds for an activity or activities.

34. HOME Eligible Projects (\$2,014,026) These are undesignated funds. The proposed activities being considered are: Single-family owner-occupied rehab, Single-family homeownership new construction, Single-family rehab (Rental), Multi-family (Rental), Single-family Homeownership (Down payment Assistance) Acquisition (including assistance to homebuyers), Tenant-based Rental Assistance, and any other housing development activities considered eligible under HOME Program regulations. Housing Initiative to leverage Neighborhood Stabilization Program Fund.

YEAR 2018 ESGP PROPOSED CATEGORIES OF FUNDING

(\$445,497)
35. Emergency Shelter + Street Outreach - 60% Cap (\$185,000)
36. HOMS (\$54,020)
37. Homeless Prevention (\$91,000)
38. Rapid RV-housing (\$102,000)
39. Street Outreach (\$40,000)
40. Administrative Costs - 7.5% Cap (\$33,407)

NOTES SECTION

ADDITIONAL CDBG RECOMMENDATIONS

A. The following projects are aligned with the goals and objectives of the 2019-2023 Consolidated Plan. If funds are available, these projects listed below will move forward in accordance with the County's priorities:

-Five Station #13 and #14 – CDBG funds will be considered for land acquisition, design, and the new construction of two new fire stations.

-City of Lilburn Masonic Building Renovation Project/ Main Street Streetscape Study -\$125,000

-The Art Society Historic Facility Renovation – Provides services to children and seniors \$300,000

-ACE Loan Servicing for County HOME and CDBG back loans

-DeKalb County Juvenile Court ADA Improvements

-DeKalb N. Scott Park Pool Renovation and Field

Improvements

B. In 2018, a Section 108 Loan in the amount of \$7.8 million was approved and awarded to DeKalb County to be used to pay for the new DeSoto Senior Center with a pool. The mechanism for repayment of this project will be from the County General Fund.

C. HUD Section 108 Loan Program – The Community Development Department will consider the use of the Section 108 Loan Program to finance the building of large scale of public Capital Improvement Projects and Economic Development Projects in County and Municipalities. The mechanism for repayment of these projects will be from the County General Fund prior to CDBG funds.

D. The Community Development Department is working with the Parks and Recreation Department to construct the Total Great Intergenerational Center. Community Development is paying for the architectural and engineering services. Construction will be paid from County General funds and from 2019 and 2020 CDBG funding allocations.

E. CDBG funds will be used for any approved eligible activity as outlined in the 2019-2023 Consolidated Plan. Because CDBG regulations require program income to be used before Treasury funds are expended, liquidity is needed in order to comply with the regulations.

F. The Community Development Director may approve the use of CDBG funds for eligible Capital Improvement Projects submitted by local municipalities and County Departments during the program year as long as they meet eligibility requirements.

G. The DeKalb County Community Development Department is authorized to reallocate funding of prior year projects that are no longer feasible or needed. Reallocation previously funded projects will allow for other approved projects to utilize prior year or current year funds. Through the reallocation process, the Community Development Department is allowed to utilize reallocated funds immediately to ensure compliance with HUD guidelines and regulations.

H. The remaining Section 108 principle loan amount is \$8.1 Million with an amortization period of 11 years (2019-2030) at a fixed interest rate of 2.54%. The annual loan repayment amount will be approximately \$850,000.

I. The Community Development Department will work with the Infrastructure Group to fill the gap in funding for the construction the Total Grant Recreation Center. Funding is allocated in the 2018 grant and if additional funds become available in 2019 they will be allocated toward the completion of this project.

J. If funds are available in an eligible category, they may be used to assist with providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless and meet other needs in DeKalb neighborhoods. The DeKalb County Community Development Department will collaborate with DeKalb County Continuum of Care representatives and other service providers to identify and prioritize service gaps.

K. At the direction of the Community Development Department Director, CDBG funds may be used to fulfill any eligible match

requirements that are associated with ESG and/or CoC funding.

L. The Community Development Department Director is authorized to designate CDBG funds to an agency to administer case management services for the Tenant-Based Rental Assistance Program.

M. Program Income receipts from the NSP Grant shall be converted to CDBG program income receipts and used for CDBG eligibility activities upon the authorization of the Director.

N. The Community Development Director may authorize the use of CDBG funds to conduct surveys and counts of homeless and at-risk individuals in the County in order to determine housing needs for those populations.

O. The Community Development Director is authorized to accept additional HUCG/C grants for homelessness mitigation and to allocate eligible CDBG funds for grant matching requirements.

HOME INVESTMENT PARTNERSHIPS PROGRAM ADDITIONAL RECOMMENDATIONS

A. In addition to committing a minimum of 15% of our 2017 HOME allocation for the acquisition and/or rehabilitation of specific eligible homeowner properties or multi-family rental properties to be owned, developed or sponsored by qualified Community Housing Development Organizations (CHDOs). Funds in excess of the 15% minimum may be committed if specific eligible properties are identified and HOME funds are available. The County may allocate up to 5% of its HOME allocation to eligible CHDOs for the operation of the CHDO. CHDOs will be selected during open application/certification processes. Selection may occur once or multiple times per year.

B. In order to comply with regulations requiring that specific addressing and the identification of funding occur prior to the commitment of HOME funds, the County only includes eligible categories of funding in the 2019-2023 Consolidated Plan rather than specific projects. The figures do not include prior year funds that may be available for these projects or program income that was received later. If there is an increase in the HOME allocation and more CHDO funds are available, the funds will be designated for eligible uses as determined by the Community Development Department Director and the approval of the Chief Executive Officer.

C. The County works closely with the DeKalb Housing Authority in the administration of the CDBG, HOME, NSP1 and NSP3 Program activities related to the development and implementation of affordable housing assistance programs and projects. The Housing Authority acts as an agent and subscriber on a number of HOME activities. Many of these activities are undertaken through the County's ongoing contract with the Housing Authority and are developed and implemented in accordance with the program descriptions executed by the Housing Authority Executive Director and the Community Development Department Director. The County may work with the DeKalb Housing Authority or other approved entities. The following is a list of potential activities that may be undertaken by the County with HOME funds in the upcoming program year and details outlining how they may be administered.

D. Unless otherwise approved, all multi-family projects will be implemented under the Housing Authority's contract with the County following a competitive application process and thorough review of the project for compliance with the County's underwriting guidelines as outlined in the HOME application package. This includes multi-family developments using CHDO funds. The Community Development Department Director is authorized to commit funding amounts and determine loan terms for these projects.

E. Tenant-based Rental Assistance programs may be administered by the Housing Authority under its contract with the County or by other approved entities through separate agreements.

F. When the County pursues add-on affordable housing initiatives in the County will partner with the DeKalb Housing Authority and/or other entities on development activities.

G. The Community Development Department Director may approve interchanging the use of CDBG, HOME, NSP1, and NSP3 funds for projects as long as all program eligibility standards are satisfied.

H. The County will consider Tenant-Based Rental Assistance on special initiatives consistent with the needs identified by the DeKalb Continuum of Care or specific need that may be identified by the County.

I. The Community Development Department Director shall provide comments and letters of support to the Georgia Department of Community Affairs regarding Tax Credit applications or the other entities regarding potential funding for applicants.

J. The Community Development Department will work with the County Departments and the community to identify and prioritize distressed multi-family properties in the County and develop collaborative strategies to remove blight.

K. In an effort to stabilize neighborhoods, prevent and/or reduce blight, and increase the availability of affordable, affordable housing, the County may acquire, demolish, and/or redevelop substandard apartment complexes or single family residences using eligible CDBG, HOME, NSP1, NSP3, Program Income, and other funds.

L. The Community Development Director will act as the primary contact for affordable housing initiatives and collaborate with other County Departments and community representatives to develop affordable housing plans and strategies for the County.

M. If funds are available in the Public Services category, they

Continued on page 8

It may be used to assist in providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless. We will collaborate with DeKalb CoC representatives and other providers to determine areas of need.

EMERGENCY SOLUTIONS GRANTS PROGRAM ADDITIONAL RECOMMENDATIONS

A. HUD requires a 7.5% cap on the funds for Administration, and a 60% cap on Emergency Shelter + Outreach. There is no cap on any other component.

B. Representatives from the newly formed DeKalb County Continuum of Care (CoC) are assessing services to determine gaps and establish new DeKalb County priorities for serving the homeless population. The Community Development Department Director is authorized to make the required funding changes to fill service gaps, align ESG funding with newly formed priorities, and satisfy HUD's guidelines and regulations. Changes may include funding agencies that are not shown in the 2019 allocation but have been recommended by the DeKalb Continuum of Care.

C. If for any reason and for any year Emergency Solutions Grants funds have been received and service providers cannot utilize the funds allocated, the fund will be considered for reprogramming to any of the approved ESG service providers or providers who can fill a service gap in a manner that is identified by the Community Development Department Director.

D. All approved ESG funding will be contingent upon the agency being in compliance with all DeKalb County statutory regulations.

E. The Community Development Department Director will be authorized to act on behalf of the County to provide certifications for non-profit agencies that request funding from the Georgia Department of Community Affairs or other providers in the County of DeKalb.

F. Any funds remaining from the previous year will be reprogrammed to agencies approved to receive FY 2019 ESG funding.

OTHER

Housing Activities

\$1,223,000 (or 13%) of DeKalb County's Community Development Budget is allocated for direct housing activities. If Fair Housing and Foreclosure prevention funded activities are added to the direct housing activities, the County is allocating \$1,325,000 (or 14.5%) of its CDBG Budget for housing activities. If the Housing activities are added to these CDBG activities, the County is allocating \$4,210,468 (or 48%) of DeKalb County's Community Development Budget to housing activities. This figure does not include any of the funding activities that address homelessness that also address critical housing issues in DeKalb County. If the \$342,463 provided to this area was added to all other housing activities, the County is allocating \$4,558,048 (or 50%) of the total CDBG Budget to housing activities.

Point-In-Time Count

HUD requires a 7.5% cap on the funds for Administration, and a 60% cap on Emergency Shelter+Outreach. There is no cap on any other component.

Re-Entry Program

The State provides short term financial assistance (\$500 per offender per month for three months) to help stabilize the reentry process of newly released convicted felons and enhance their ability to remain crime free. Following an agency housing services assessment process, the Community Development Department will recommend approval or disapproval for agencies wishing to provide housing for this program. The final determination will be made by the Chief Executive Officer. The Community Development Department will collaborate with County staff and agencies interested in assisting individuals who re-enter the community from jail or prison to achieve stability and avoid recidivism.

DeKalb County Continuum of Care (CoC)

In compliance with the HEARTH Act of 2012, the DeKalb Continuum of Care (CoC) has formed committees to develop an organizational structure, establish priorities, assess service gaps, and implement a service delivery system. When completed, the delivery system description will include uniform requirements for the provision of

homeless programs and services in DeKalb County. The delivery system will move away from the homeless shelter concept to a variation of the Housing First model of rapidly re-housing homeless individuals and households.

The County has agreed to work as the Collaborative Applicant for the DeKalb CoC. In this role, the County will receive the HUD Planning Grant, HMIS, and other funds that support the work and activities in the CoC. As the Collaborative Applicant, the county may receive additional funds and may apply to become the Unified Funding Agent for the DeKalb CoC. At the direction of the Community Development Department Director, CDBG funds may be used to pay salaries for Department personnel performing CoC or homelessness mitigation related work and fulfill any eligible match requirements that are associated with CoC and/or ESG funding.

THE PRELIMINARY 2019-2023 CONSOLIDATED PLAN INCLUDING THE 2019 ANNUAL ACTION PLAN MAY BE REVIEWED AT THE FOLLOWING LOCATIONS:

From June 13th – July 12th, 2019
Monday - Friday, 8:30 a.m. - 6:00 p.m.
DeKalb County Community Development Department
750 Commerce Drive, Suite #41 Decatur 30030
Monday - Friday, 9:00 a.m. - 3:00 p.m.

Bruce Street/East DeKalb Senior Center
2484 Bruce Street, Lithonia

Central DeKalb Senior Center
1346 McConnell Drive, Decatur

DeKalb/Atlanta Senior Center
25 Warner Street, S.E., Atlanta

Lou Walker Senior Center
2538 Parola Rd., Lithonia

North DeKalb Senior Center
3293 Nallan Drive, Decatur

South DeKalb Senior Center
1931 Candler Road, Decatur

Please contact the DeKalb County area public libraries listed below for the hours of operation.

Chamblee Branch
4115 Clemmons Road, Chamblee
(770-936-1330)

Decatur Branch
215 Sycamore Street, Decatur
(404-370-3070)

Wesley Chapel-William C. Brown Branch
2861 Wesley Chapel Road, Decatur
(404-286-5901)

A Public Hearing will be held on
June 20, 2019 at 5:00 p.m. at the
Malott Auditorium
1300 Commerce Drive
Decatur, Georgia 30030.

We encourage citizens to review the 2019-2023 Consolidated Plan including the 2019 Annual Action Plan. Written comments should be submitted to the DeKalb County Community Development Department, 750 Commerce Drive, Suite 401, Decatur, Georgia 30030, no later than July 12, 2019.

Visit us online at
www.thechampionnewspaper.com

IMPORTANT ANNOUNCEMENT

**DeKalb County 2019-2023 Consolidated Plan for HUD
Programs to include the 2019 Annual Action Plan**

GRANT APPLICATION PROCESS FOR The United States Department of Housing and Urban Development (HUD) 2019 FUNDS

On April 1, 2019 the DeKalb County Community Development Department will begin accepting applications from faith-based organizations, community organizations, municipalities, non-profit agencies and other entities interested in applying for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funds for the year 2019. All applications are subject to future HUD funding for these programs. CDBG and ESG applications and general information may be obtained beginning April 1, 2019 at the DeKalb County website, <https://www.dekalbcountyga.gov/community-development/sub-recipient-grant-application>. For more information, please join us at the meetings or call (404) 371-2727.

Application/Information/Technical Assistance Workshop
Location Wesley Chapel Library
Date/Time Wednesday, April 3, 2019
1:00 PM – 3:00 PM
Decatur, Georgia 30034

Public Hearings
The DeKalb County Community Development Department is conducting two Public Hearings.

Date/Time
Thurs., April 11th at 6:30 PM
Community Needs
Maloof Auditorium
1300 Commerce Drive
Decatur, GA

Date/Time
Thurs., May 30th at 6:30 PM
**Proposed Budget/Annual
Action Plan**
Maloof Auditorium
1300 Commerce Drive
Decatur, GA

The purpose of this public hearing is to solicit input from the public regarding community needs and priorities. We will discuss general information concerning the 2019-2023 Consolidated Plan including the 2019 Annual Action Plan, application submission process, and program updates.

ANUNCIO IMPORTANTE

**Condado de DeKalb 2019-2023 Plan Consolidado para
Programas de HUD para incluir en el Plan de Acción Anual
del 2019**

PROCESO DE SOLICITUD DE SUBVENCION PARA FONDOS DE EL Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) 2019

El 1 de abril de 2019, el Departamento de Desarrollo Comunitario del Condado de DeKalb comenzó a recibir solicitudes provenientes de organizaciones religiosas, organizaciones comunitarias, municipios, entidades sin ánimo de lucro u otras entidades interesadas en aplicar para recibir fondos de los programas Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), y HOME para el año 2019. Todas las solicitudes o peticiones están sujetas a los fondos que HUD tendrá disponibles para estos programas. Las aplicaciones para CDBG y ESG e información general pueden ser obtenidas a partir del 1 de abril en el sitio web del Condado de DeKalb, <https://www.dekalbcountyga.gov/community-development/sub-recipient-grant-application>. Para obtener más información, le invitamos a asistir a nuestras reuniones o a llamar al (404) 371-2727.

Aplicación/Información/Taller de Asistencia Técnica

Fecha/Hora Miércoles, 3 de abril, 2019
Lugar Wesley Chapel Library
Decatur, Georgia 30034

Audiencias Públicas
El Departamento de Desarrollo Comunitario del Condado de DeKalb llevará a cabo dos audiencias públicas.

Fecha/Hora Jueves, 11 de abril, 2019
Necesidades de la Comunidad Maloof Auditorium
Lugar 1300 Commerce Drive, Decatur, GA
Fecha/Hora Jueves, 30 de mayo, 2019
Necesidades de la Comunidad Maloof Auditorium
Lugar 1300 Commerce Drive, Decatur, GA
Fecha/Hora Jueves, 30 de mayo, 2019
Necesidades de la Comunidad Maloof Auditorium
Lugar 1300 Commerce Drive, Decatur, GA

El propósito de esta audiencia es obtener la opinión del público sobre las necesidades y prioridades de la comunidad. Vamos a recabar información general acerca del Plan Consolidado propuesto para el 2019-2023 incluyendo el Plan de Acción Anual para 2019-2023. El propósito de esta audiencia es presentar el Plan Consolidado propuesto para el 2019-2023 incluyendo el Plan de Acción Anual, la propuesta de presupuesto, y ademas solicitarnos preguntas y comentarios del público.

COUNTYWIDE



Sisters of the National Asian American Women's Forum respond to the House Bill 181. Photo by Taylor Robins.

Women's group responds to abortion bill

BY TAYLOR ROBINS

Taylor@alabchamp.com

After the Georgia Senate approved the House Bill 181—an anti-abortion bill known as the “heartbeat bill”—on March 18 the National Asian American Women’s Forum (NAAWF) Georgia chapter responded to the bill’s progress.

“[We] stand unequivocally opposed

to HB 181 and all other abortion bans because they minimize our ability to make decisions over our lives, our families and our communities. As Asian American and Pacific Islander (AAPI) women and girls, we know firsthand the countless ways we are already hindered by policies and programs that interfere with our timely access to culturally competent health care, including our ability to decide, if, when

SEE BILL ON PAGE 11

County approves funding for library renovations

BY CARLA PARKER

carla@dekalbchamp.com

Stone Mountain-Sue Kellogg Library soon will be renovated.

The DeKalb County Board of Commissioners approved a \$1.2 million contract that will fund the renovation project. The renovation contract was awarded to C.T. Durrill Construction. DeKalb County Public Library Director Alison Weisinger said the branch will receive extensive renovations.

“We’re pretty much going to gut the interior of the library and update all of the furnishings, [add] new bathrooms, [install] better lighting and improve space planning in the branch,” she said. “We’re really excited to be able to do that because the branch is dated. It really hasn’t been worked on in the large way since the late ‘90s or early ‘90s.”

Stone Mountain-Sue Kellogg Library was built in the 1960s. Renovations will begin as soon as possible.

“We want to have a fairly quick schedule because we are going to be closed during the renovations and we want to get the branch back open so [people] can use it as soon as possible,” she said.

The renovation project is expected to be completed within six to eight months once the project begins.

IMPORTANT ANNOUNCEMENT

DeKalb County 2019-2023 Consolidated Plan for HUD Programs To Include the 2018 Annual Action Plan

GRANT APPLICATION PROCESS FOR
The United States Department of Housing and Urban Development (HUD) 2019 FUNDS

On April 1, 2019 the DeKalb County Community Development Department will begin accepting applications from faith-based organizations, community organizations, municipalities, non-profit agencies and other entities interested in applying for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funds for the year 2019. All applications or requests are subject to future HUD funding for these programs. CDBG and ESG applications and general information may be obtained beginning April 1, 2019 at the DeKalb County website: <https://www.dekalbcountyga.gov/community-development/sub-resident-grant-application>. For more information, please join us at the meetings or call (404) 371-2727.

Application/Information/Technical Assistance Workshop
Date/Time Location
Wednesday, April 3, 2018 1:00 PM – 3:00 PM Wesley Chapel Library
2861 Wesley Chapel Road
Decatur, Georgia 30034

Public Hearings
The DeKalb County Community Development Department is conducting two Public Hearings.
Date/Time **Date/Time**
Thursday, April 11th at 6:30 PM Thursday, May 3rd at 6:30 PM
Community Needs Proposed Budget/Annual
Malco Auditorium Action Plan
1300 Commerce Drive Malco Auditorium
Decatur, GA 1300 Commerce Drive
Decatur, GA
The purpose of this public hearing is to solicit input from the public regarding community needs and priorities. We will discuss general information concerning the 2019-2023 Consolidated Plan, including the 2019-2023 Annual Action Plan, application selection process, and program updates.

ANUNCIO IMPORTANTE

Condado de DeKalb 2019-2023 Plan Consolidado para Programas de HUD para Incluir en el Plan de Acción Anual del 2019

PROCESO DE SOLICITUD DE SUBVENCIÓN PARA FONDOS DE EL Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) 2019

El 1 de abril de 2019, el Departamento de Desarrollo Comunitario del Condado de DeKalb comenzará a recibir solicitudes provenientes de organizaciones religiosas, organizaciones comunitarias, municipios, entidades sin ánimo de lucro y otras entidades interesadas en aplicar para recibir fondos de los programas Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), y HOME para el año 2019. Todas las solicitudes o peticiones están sujetas a los fondos que HUD tendrá disponibles para estos programas. Las aplicaciones para CDBG y ESG e información general pueden ser obtenidas a partir de 1 de abril en el sitio web del Condado de DeKalb, <https://www.dekalbcountyga.gov/community-development/sub-resident-grant-application>. Para obtener más información le invitamos a asistir a nuestras reuniones o a llamar al (404) 371-2727.

Aplicación/Información/Taller de Asistencia Técnica
Fecha/Hora Lugar
Miércoles, 3 de abril de 2019 a las 1:00 PM – 3:00 PM Wesley Chapel Library
2861 Wesley Chapel Road
Decatur, Georgia 30034
Audencias Públicas
El Departamento de Desarrollo Comunitario del Condado de DeKalb
llevará a cabo dos audiencias públicas.
Fecha/Hora Jueves, 11 de abril, 2019 a las 6:30 PM
Necesidades de la Comunidad Malco Auditorium
1300 Commerce Drive, Decatur, GA
El propósito de esta audiencia pública es obtener la opinión del público sobre las necesidades y prioridades de la comunidad.
Varios a discutir recompensas generales acuerdo al Plan Consolidado 2019-2023 incluyendo el Plan de Acción Anual para el 2019, el proceso de aplicaciones para estímulos, y otras novedades sobre los programas.
Jueves, 30 de mayo, 2019 a las 6:30 PM
Propuestas de Presupuesto y Plan de Acción Anual
Malco Auditorium
1300 Commerce Drive
Decatur, GA
El propósito de esta audiencia es presentar el Plan Consolidado propuesto para el 2019-2023 incluyendo el Plan de Acción Anual, la preparación de presupuesto, y algunas novedades sobre los programas y comentarios del público.

2019 EMERGENCY SOLUTIONS GRANT

DeKalb County Program Desk Guide

2019 EMERGENCY SOLUTIONS GRANT

Dekalb County Program Desk Guide

DeKalb County Community Development Department (DCCDD)
This program is funded by the
United States Department of Housing and Urban Development (HUD)



Michael Thurmond
Chief Executive Officer

BOARD OF COMMISSIONERS
Nancy Jester, District 1; Jeff Rader, District 2;
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Kathie Gannon, District 6; Lorraine Cochran-Johnson, District 7

DeKalb County Community Development Department
Allen Mitchell, Director
Melvia Richards, Housing Manager
Tommy Phillips, Community Development Coordinator
750 Commerce Drive, Suite 401, Decatur, Georgia 30030
Telephone: (404) 371-2727 / Facsimile: (404) 371-2742

www.dekalbcountyga.gov

SECTION 1: PROGRAM OVERVIEW AND OBJECTIVES

This ESG Desk Guide is provided by the DeKalb County Community Development Department (DCCDD), for the purpose of informing ESG recipients on grant management and administration activities required by the ESG program.

Included in this guide are the procedures and process each grant recipient must follow in order to be in compliance with the federal, state and local ESG standards and regulations. DCCDD encourages each grant recipient to share this guide with their employees and members of the organization involved in administering or overseeing the ESG funded programs.

Both the Emergency Solution Grant (ESG) and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Continuum of Care Program Rules state that the Continuum's of Care must establish written rules for the administration of ESG and CoC assistance. All programs that receive ESG or CoC funding are required to abide by these written standards. ***The CoC strongly encourages programs that do not receive either of these sources of funds to accept and utilize these written standards.***

The majority of these standards are based on the ESG and/or HEARTH Rules, however additional standards have been established to assist the CoC in meeting DeKalb County funding program guidelines, support Coordinated Entry goals, enhance CoC performance outcomes, and to help the DeKalb County CoC reach the goal of ending homelessness in our County. This is a living document that will evolve with DeKalb County requirements.

These written standards have been developed in consultation with CoC and ESG recipients (and with service providers to allow for input on standards, performance measures and the process for full implementation of the standards throughout the CoC from the prospective of those organizations that are directly providing homeless housing and services.

These programs and services are carried out by community organizations that apply for, and are awarded, ESG funds on an annual basis. These funds are a formula grant appropriated by Congress to the United States Department of Housing and Urban Development with the intention to:

1. engage homeless individuals and families living on the street;
2. improve the number and quality of emergency shelters for homeless individuals and families;
3. help operate these shelters;
4. provide essential services to shelter residents,
5. rapidly re-house homeless individuals and families, and

6. prevent families and individuals from becoming homeless. ESG funds are intended to be used as part of a crisis response system using a low barrier, housing-focused approach to ensure that homelessness is rare, brief, and non-recurring.

Guiding Strategies

The ESG program is further broken down into two primary functions:
(1) Emergency Response Activities, including emergency shelter operations and services as well as street outreach;
(2) Housing Stability Activities including homelessness prevention and rapid re-housing.

ESG funds can also be used for Homeless Management Information System (HMIS) participation and administration/DV comparable database participation and administration.

On May 20, 2009, the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 was passed into law, which amended and reauthorized the McKinney-Vento Homeless Assistance Act. The Emergency Solutions Grant (ESG) program is one of the primary McKinney-Vento Act programs affected by the HEARTH Act. HUD released interim regulations for ESG in December 2011.

- The primary changes included:
 - A change of name to Emergency Solutions Grant (formerly Emergency Shelter Grant)
 - Greater focus on program performance
 - Expansion of the definition of homelessness and chronic homelessness
 - Increased emphasis on prevention/rapid re-housing

The CoC has established the following strategies for the use of ESG and CoC funds. Funds will be used to:

- Foster greater and rapid access to permanent housing, including implementing Housing First, client choice and barrier free options.
- Support stabilizing households in permanent housing once housed, utilizing harm reduction principals, linkage to mainstream resources, creative client engagement, and individualized case plans based on evidence based assessments (identifying needs, strengths, and barriers).
- Support Coordinated Entry, helping to develop a fair, rapid, coordinated, evidence based, and transparent homeless response system.

- Leverage existing resources to achieve the match and case management requirements and to avoid duplication of services.
- Support federal, regional and local goals for priority populations, including but not limited to veterans, persons with disabilities, families and others.
- Allow for updates that respond to the changing needs, population and resources in the CoC.
- Comply with eligibility and verification requirements and locally established standards (HMIS, HUD, housing status, habitability standards, homeless definitions, etc.).
- Ensure that persons experiencing homelessness in the County will be provided with an easy and consistent process to access housing and services designed for persons experiencing homelessness.
- Gather data vital to homeless planning to assure effective use of scarce resources and quality of care.
- Assure compliance with Federal and state funding requirements and goals.

ESG Program Contacts

Below are the DeKalb County Community Development ESG contacts for funded agencies. Please direct all questions, concerns, updates, and submission of documents to the ESG Homeless Programs Coordinator: Tommy Phillips, Housing and Community Development Coordinator at Tphillips@DeKalbCountyGA.gov

<p>DeKalb County Community Development Department Allen Mitchell, Director Melvia Richards, Housing Manager Tommy Phillips, Community Development Coordinator 750 Commerce Drive, Suite 401, Decatur, Georgia 30030 Telephone: (404) 371-2727 / Facsimile: (404) 371-2742</p>
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ESG and CoC Program Overview

The CoC and ESG Programs are targeted to persons who "without" these programs would become or remain homeless. The programs should provide the appropriate amount of assistance to effectively house and stabilize households, neither over nor under serving persons. Both CoC and ESG may serve singles, unaccompanied youth, and families.

1. **Emergency Solutions Grant (ESG)** is focused on housing and services for homeless and at-risk of homelessness. The program will provide temporary financial assistance, housing relocation, and stabilization services to individuals and families who are homeless, or would be homeless but for this assistance.
2. **Continuum of Care (CoC)** is focused on housing and services for literally homeless or persons fleeing abusive situations. The program will provide short-term (RRH) to permanent (PSH) housing and stabilization services to singles, families, and unaccompanied youth, who would remain homeless but for this assistance.

COUNTY - WIDE POLICIES

1. Homeless Management of Information System (HMIS) Participation and Reporting

ESG and CoC recipients must assure compliance with all HUD record-keeping provisions, including use of the HMIS (with the exception of Victim Service Providers). HUD requires that ESG and CoC recipients and providers enter client-level data into an HMIS according to current HUD data standards found on the State of Georgia DCA website: <https://dca.ga.gov/safe-affordable-housing/homeless-special-needs-housing/homeless-management-information-system-hmis>

1. Programs are required to keep a record of all clients that are screened and classified as ineligible. Recordkeeping and reporting requirements state that for each individual and family determined ineligible to receive assistance, the record must include documentation of the reason for that determination.
2. Programs required to participate in HMIS shall enter into a HMIS agreement with the Georgia HMIS (GAHMIS) and adhere to other data collection, sharing or reporting agreements as required by HUD, the GHMIS administrator, DeKalb County funder or the DeKalb County CoC.
3. Violence Service Providers are prohibited from entering in HMIS, but must enter data into an equivalent data base and adhere to any other funder and DeKalb County CoC reporting requirements.

2. Funding Obligations

1. Non-Duplication of funding: Funding from multiple ESG or CoC sources may not be used to duplicate services to a project or person.
2. Match and leverage: Recipients are responsible for assuring the provision of required leverage and match resources. Funded organizations are required to report the sources of match and leverage annually. These resources are verified through annual review.
3. Agency expenditures: Agencies shall run Monthly/Quarterly expenditure reports to assure project spending is on target - not over spending, not leaving a gap in service OR underspending - leaving money on the table. DeKalb County CoC Monthly or Quarterly expenditure reports shall be submitted to the CoC within 15 days of the end of each month but not later than the end of each Calendar Quarter.

COORDINATION OF SERVICES

Good coordination of services is essential to a client centric model, most effective use of resources, effective Coordinated Entry System (CES), and improved outcomes. Agencies receiving ESG and CoC funds must work collaboratively with household members and other providers to plan and link to resources that will help house and stabilize their consumers. ESG and CoC funds may be used in the coordination of services.

Component services include:

- a) Utilizing CES to access, screen, assess and link household applying for services to homeless prevention, emergency shelter, rapid-rehousing, and permanent supportive housing.;
- b) Advocating on behalf of individuals/families in accessing all services they are eligible to receive.
- c) Units must be filled through Coordinated entry;
- d) Working with households to create a housing stability or independent living plan;
- e) Helping participant's access services by providing assistance and/or coordinating transportation to attend service appointments;
- f) Prioritizing enrollment in mainstream resources;
- g) Updating assessments and eligibility information into HMIS and/or CES (in interim) to assure appropriate, timely and accurate linkage to housing and services;
- h) Children must be connected with school liaison for prompt enrollment per CoC policy;
- i) Monitoring and evaluating program participant progress;
- j) Following-up on CES Referrals and requests for information in a timely manner;

- k) Updating household intake, exit and status changes in HMIS; and
- l) Following up with households 6 month after exit to inquire on housing stability and need for further linkage to service (Excluding Emergency Shelter and Outreach Services).

1.1 ESG Program Description

The Emergency Solutions Grants (ESG) Program was created when the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act was signed into law in 2009. The HEARTH Act amended and reauthorized the McKinney-Vento Homeless Assistance Act, and included major revisions to the existing Emergency Shelter Grant Program.

The new Emergency Solutions Grant Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The change in the program's name reflects the change in the program's focus from addressing the needs of homeless in emergency or transitional shelters to assisting people to regain stability in permanent housing.

All funded agencies are required to follow federal guidelines (i.e. *Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, aka "OMB Super Circular") and the DeKalb County Continuum of Care minimum written standards in the implementation of the ESG program. Additionally, all agencies are required to follow DeKalb County policies (i.e. procurement) and the DeKalb County Community Development Department – (CDD) *Contract Administration and Monitoring Protocol*. The County has written the following policies and procedures to facilitate the agencies in implementing ESG guidelines as set by the U.S. Department of Housing and Urban Development.

Agencies will provide assistance related to housing of persons at risk of becoming homeless and housing persons that are currently homeless, as well as provide housing relocation and stabilization services. Each sub-grantee will first be directed to read and follow ESG guidelines as set forth issued by the Department of Housing and Urban Development, and as may be amended from time to time. The procedures contained herein serve to simplify the implementation of the regulations and identify the activities selected for funding by the DeKalb County Community Development Department.

Terms used herein will have the following meanings:

EMERGENCY SOLUTIONS GRANT – ACRONYMS

AH	Affordable Housing
AHAR	Annual Homeless Assessment Report
AMI	Area (Annual) Median Income
APR	Annual Performance Report
CE	Coordinated Entry
CH	Chronic Homeless
CoC	Continuum of Care
DAAS	Division of Aging and Adult Services
DHHS	Department of Health and Human Services
DV	Domestic Violence
ES	Emergency Shelter
ESG	Emergency Solutions Grants
eSNAPS	Electronic data system for SNAP (see SNAP)
FMR	Fair Market Rent
HEARTH	Homeless Emergency and Rapid Transition to Housing
HIC	Housing Inventory Chart
HMIS	Homeless Management Information Systems
HP	Homeless Prevention
HSP	Homeless Service Provider
HUD	U.S. Dept. of Housing and Urban Development
LPA	Local Planning Area
PATH	Projects for Assistance in Transition from Homelessness
PIT	Point In Time
PSH	Permanent Supportive Housing
RHY	Runaway & Homeless Youth
RRH	Rapid Re-Housing
SH	Safe Haven
SHP	Supportive Housing Program (includes TH, S+C, SPC and SRO)
SOAR	SSI/SSDI Outreach, Access, and Recovery Program
SRO	Single Room Occupancy
SSDI	Social Security Disability Income
SSO	Supportive Services Only
SSVF	Supportive Services for Veteran Families Program
SNAP	Special Needs Assistance Programs
TA	Technical Assistance
TANF	Temporary Assistance to Needy Families
TBRA	Tenant Based Rental Assistance
UDE	Universal Data Elements
USICH	U.S. Interagency Council on Homelessness
VASH	HUD-VA Supportive Housing Program
VAWA	Violence Against Women Act
VI-SPDAT	Vulnerability Index Service Prioritization Decision Assistance Tool
VSP	Victim Service Provider

- **CoC**- DeKalb County Continuum of Care (DeKalb County Community Development Department)
- **DCCDD** - DeKalb County Community Development Department -organization and direct grantee that administers the ESG funds.
- **ESG**- Emergency Solutions Grant program
- **HUD**- U.S. Department of Housing and Urban Development;
 - **URA The Uniform Act**, passed by Congress in 1970, is a federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.
- **Sub-recipient**- A unit of local government or non-profit organization that receives an ESG allocation from the DeKalb County Community Development Department (CDD)

1.2 Eligible Activities

A. Rapid Re-Housing Component

1. Rapid Re-Housing-Rental Assistance

Eligible rental assistance includes:

- short-term rental assistance (up to 3 months)
- medium-term rental assistance (more than 3 months and up to 24 months)
- one-time payment for up to 3 months of rent in arrears, to include late fees.

Eligible costs includes: rental application fees, security deposits, last month's rent, utility deposits, utility payments (with a limit of 3 months in utility payment arrears), moving costs (including storage costs up to 3 months).

Payments shall not exceed 24 months total during a 3-year period. The 24 months may include a one-time payment for up to 3 months of rent arrears on the tenant's portion of the rent. Rent amount must not exceed HUD's published Fair Market Rent and the HUD standard for rent reasonableness (24 CFR 982.507). There must be a rental assistance agreement between the landlord and agency and a written lease between tenant and landlord. Eligibility and income shall be reviewed no less frequently than annually. Participants in rapid rehousing are required to meet with case managers no less frequently than monthly.

2. Rapid Re-Housing-Housing Relocation and Stabilization Services

Eligible services include: housing search and placement, housing stability case management mediation, legal services, and credit repair. Eligible services under case management include: centralized coordinated assessments, initial evaluation, counseling, and coordinating services (for a complete list of eligible case management activities please reference 24 CFR 576.105(b)(2)).

B. Prevention Services Component

1. Homelessness Prevention - Rental Assistance

Eligible rental assistance includes:

- short-term rental assistance (up to 3 months)
- medium-term rental assistance (more than 3 months and up to 24 months)
- one-time payment for up to 3 months of rent in arrears, to include late fees.

Eligible costs includes: rental application fees, security deposits, last month's rent, utility deposits, utility payments (with a limit of 3 months in utility payment arrears), moving costs (including storage costs up to 3 months). Sub-recipients must re-evaluate the program participant's eligibility and type and amounts of assistance the program participants needs no less than every three (3) months.

2. Homelessness Prevention - Housing Relocation and Stabilization Services

Eligible services include: housing search and placement, housing stability case management, mediation, legal services, and credit repair. Eligible services under case management include: centralized coordinated assessments, initial evaluation, counseling, and coordinating services (for a complete list of eligible case management activities please reference 24 CFR 576.105(b)(2)).

C. Emergency Shelter Component

Eligible emergency shelter costs include: costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters as identified in 24 CFR 576.102. Shelter services shall be restricted to the following populations: 1) domestic violence victims (provided by a domestic violence victim service provider), 2) homeless youth, and 3) families with children.

D. Street Outreach Component

Eligible street outreach costs include: costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility, as further identified in 24 CFR 576.101. For the purposes of this section, the term "unsheltered homeless people" means individuals and families who qualify as homeless under paragraphs (1)(i) of the "homeless" definition under 24 CFR 576.2.

1.3 Participant Eligibility

Initial Evaluation & Re-evaluation: Sub-recipients must conduct an initial evaluation to determine eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs in accordance with the centralized or coordinated assessment requirements set forth under 24 CFR 576.400(d) and the written standards under 24 CFR 576.400(e). All sub-recipients must evaluate a participant's eligibility of the ESG program participant at least once every three months

for all households receiving homeless prevention assistance, and once annually for households receiving Rapid Re-housing assistance.

Documentation to verify the requirements of this section have been met includes completing a participant intake form. Sub-recipients may use their own form; however, they must be up-to-date and representative of the services provided. All sub-recipients must keep verification of this requirement in each participant file.

The Homeless Definition final rule, published in the Federal Register on December 5, 2011, defines homeless in four (4) categories as follows (which must be documented in order to receive assistance):

1. Category 1 Literally Homeless

Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (1) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- (2) An individual or family living in a supervised publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
- (3) An individual exiting an institution where the individual or family has resided for 90 or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Recordkeeping Requirements:

- Written observation by the outreach worker; or
- Written referral by another housing or service provider; or
- Certification by the individual or head of household seeking assistance stating that (s)he was living on the streets or in shelter
- For individuals exiting an institution- one of the forms of evidence above AND: discharge paperwork or written/oral referral, or written record of intake worker's due diligence to obtain above evidence and certification by individual that they exited institution.

2. Category 2 Imminent Risk of Homelessness

Individual or family who will immediately lose their primary nighttime residence, provided that:

- (1) Residence will be lost within 14 days of the date of application for homeless assistance;
- (2) No subsequent residence has been identified; and
- (3) The individual or family lacks the resources or support networks needed to obtain other permanent housing.

Recordkeeping Requirements:

- A court order resulting from an eviction action notifying the individual or family that they must leave; or
- For individual and families leaving a hotel or motel –evidence that they lack the financial resources to stay; or
- A documented and verified oral statement; and
- Certification that no subsequent residence has been identified; and
- Self certification or other written documentation that the individual lack the financial resources and support necessary to obtain permanent housing.

3. Category 3 Homeless under other Federal Statutes

Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- (1) Are defined as homeless under the other listed federal statutes located at 24 CFR part 576.1 "Definitions";
- (2) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during 60 days prior to the homeless assistance application;
- (3) Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and
- (4) Can be expected to continue in such status for an extended period of time due to special needs or barriers.

Recordkeeping Requirements:

- Certification by the nonprofit or state or local government that the individual or head of household seeking assistance met the criteria of homelessness under another federal statute; and
- Certification of no PH in last 60 days; and
- Certification by the individual or head of household, and any available supporting documentation, that (s)he has moved to two or more times in the past 60 days; and
- Documentation of special needs or 2 or more barriers.

4. Category 4 Fleeing/Attempting to Flee Domestic Violence

Any individual or family who:

- (1) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- (2) Has no other residence; and
- (3) Lacks the resources or support networks to obtain other permanent housing.

Recordkeeping Requirements:

- An oral statement by the individual or head of household seeking assistance which states: they are fleeing; they have no subsequent residence and they lack resources. Statement must be documented by a self-certification or a certification by the intake worker.

Minimum standards for evaluating individual or family eligibility for assistance under ESG are:

1. Street Outreach – People are eligible for these services if they are 'unsheltered homeless,' based on category (1)(i) of the "homeless" definition found at 24 CFR 576.2 are eligible for the following activities, in compliance with federal ESG rules (24 CFR 576.101): engagement, case management, emergency health and mental health services, transportation.
2. Emergency Shelter – People are eligible for these services if they qualify as 'homeless,' based on categories (1, 2, or 4) of the "homeless" definition found at 24 CFR 576.2 Eligible activities, in compliance with federal ESG rules (24 CFR 576.102) in addition to the provision of decent, safe and sanitary emergency shelter accommodations are: *case management; child care; education; employment and life skills services; legal services; health; mental health and substance abuse services; and transportation.*

To receive assistance under Rapid Re-housing, participants(s) must be Homeless at the time of assistance under Category 1 or 4. In addition, the sub-recipient must confirm that the individual or family does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) above.

3. Rapid Re-housing (RR) – To be eligible for Rapid Re-Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance:
 - Persons defined as Homeless under Category 1 (Literally Homeless) or Category 4 (Fleeing/Attempting to Flee Domestic Violence)
 - Reassessment at 1 year: Income at or below 30 AMI and whether the person lacks sufficient resources and support networks necessary to retain the housing without assistance.

To receive assistance under Homeless Prevention, participants(s) must be at risk of becoming homeless and rental assistance is only necessary to prevent the individual or family from moving into an emergency shelter or other place not meant for human habitation. The individual or family must have insufficient resources immediately available to attain housing stability or other support networks in the community to prevent them from becoming homeless.

4. Homelessness Prevention – To be eligible for Homeless Prevention Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance:

- Persons defined as Homeless under Categories 2 (Imminent Risk of Homelessness), Category 3 (Homeless Under Other Federal Statutes), or Category 4 (Fleeing/Attempting to Flee Domestic Violence); and
- Have an annual income below 30% of the Median Income for the Area.
- Demonstrate no support networks and no financial resources immediately available to prevent literal homelessness;
- Be a resident of DeKalb County for at least 30 days prior to requesting assistance.
- Reassessment required every 3 months continue to be eligible for homeless prevention. Income at or below 30 AMI and whether the person lacks sufficient resources and support networks necessary to retain housing without ESG assistance.

1.4 Income Determination

Minimum standards for determination of an individual or family's annual income consist of calculating income in compliance with 24 CFR 5.609. Annual income is defined as:

Annual income means all amounts, monetary or not, which:

- (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or
- (2) Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
- (3) Which are not specifically excluded in paragraph (c) of 24 CFR 5.609.
- (4) Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

Individuals and families assisted under ESG are required to have annual incomes at or below 30% of AMI at the annual reassessment. In verifying income, ESG providers are required to obtain third party verification whenever possible.

1.5 Program Requirements

1. *Coordination with other targeted homeless services-* Sub-recipients must coordinate and integrate, to the maximum extent practicable, ESG funded activities with other programs targeted to homeless people in the area covered by the CoC to provide a strategic, community-wide system to prevent and end homelessness for that area.
2. *System and Program Coordination with Mainstream Resources-* Sub-recipient must coordinate and integrate to the maximum extent practicable, ESG funded activities with mainstream housing, health, social services, employment,

education, and youth programs for which families and individuals at risk of homelessness and homeless individuals and families may be eligible. Sub-recipients will follow the Coordinated Entry process as stated in the DeKalb County CoC Written Standards and as set forth in the DeKalb County Coordinated Assessment System Policies and Procedures.

3. *Centralized or Coordinated Assessment Systems and Procedures*- Sub-recipients must keep documentation evidencing the use of, and written intake procedures for, centralized or coordinated assessment system(s) developed by the DeKalb CoC in accordance with the requirements established by HUD. Sub-recipients will follow the Coordinated Entry process as stated in the DeKalb County CoC Written Standards and as set forth in the DeKalb County Coordinated Assessment System Policies and Procedures.
4. *Participation in HMIS*- All sub-recipients receiving ESG funds must comply with the HMIS reporting requirements and will be required to participate in the local HMIS except as prohibited by law. If the sub-recipient is a victim service provider or a legal service provider, it may use a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.
5. *Rent Reasonableness*- All sub-recipients must ensure that ESG funds used for rental assistance for the Rapid Re-housing and Homeless Prevention components do not exceed the actual rental cost which must be in compliance with HUD's standard of "rent reasonableness". Rent reasonableness means that the total rent charge, including utilities, for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.
6. *Fair Market Rents (FMR)*- Sub-recipients must ensure that ESG funds used for rental assistance for the Rapid Re-housing and Homeless Prevention components do not exceed the FMR as established by HUD. The FMR for individual counties can be found in HUD's website at www.huduser.org/portal/datasets/fmr.html.
7. *Habitability Standards*- Sub-recipients cannot use ESG funds to help a program participant remain in or move into housing that does not meet the minimum habitability standards under 576.40 (c). This restriction applies to all activities under the homeless prevention and Rapid Re-Housing components. Sub-recipients must certify that the unit has passed habitability standards BEFORE the lease has been signed and the tenant moves in.

8. **Lead Based Paint Requirements-** Sub-recipients are required to conduct a Lead Based Paint Inspection on all units receiving assistance under the Rapid Re-Housing and Homeless Prevention components if the unit is built before 1978 in which a child under age of six or a pregnant woman resides or will reside.
9. **Confidentiality-** Sub-recipients must develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided with ESG assistance. **Termination of Housing Assistance-** Sub-recipients may terminate assistance to a program participant who violates program requirements. Sub-recipients may also resume assistance to a program participant whose assistance was previously terminated. In terminating assistance to a program participant, sub-recipients must provide a formal process that recognizes the rights of individuals receiving assistance to due process of law. This process, at a minimum, must consist of:
 - a. Recognize individuals rights;
 - b. Allow termination in only the most severe case;
 - c. Provide a written notice to the program participant, with clear statement of reasons for termination
 - d. A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person who made or approved the termini nation decision; and
 - e. Prompt written notice of the final decision to the program participant.**Recordkeeping-**Sub-recipients must keep records and make any reports (including those pertaining to race, ethnicity, gender, and disability status data) that HUD may require with the timeframe specified.
10. **Monitoring-**CDD is responsible for monitoring all ESG activities, including actives that are carried out by sub-recipients, to ensure that the program requirements established by HUD, CDD and CoC are met. CDD will monitor in accordance with policy and procedures of the CDD Contract Administration and Monitoring Protocol and ESG rules and regulations.

1.6 Rental Assistance Duration:

Minimum standards for determining how long a particular program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time are:

1. Participants shall receive approval for the minimum amount of financial assistance necessary to prevent homelessness. Documentation of financial need shall be kept in the participant's file for each quarterly assessment. Participants shall not be approved for more rental assistance than can be justified given their income and expenses at a given time.
2. Approval for rental assistance shall be granted for renewable periods not to exceed three months. Sub-recipients must re-assess the continuing need for

rental assistance before approving an additional increment. In no event will assistance under rapid rehousing exceed 24 months in any 36 month period.

3. Any additional requirements regarding how long a program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time shall be determined by the individual Sub-recipients' policies and clearly communicated to program participants.

1.7 Limitations on Financial Assistance

Financial assistance provided to participants under ESG funded prevention and rapid rehousing services may not exceed the limitations set forth below:

- a) Use with other subsidies – Payment for Financial Assistance costs shall not be provided to a participant who is receiving the same type of financial assistance through other public sources or to a participant who has been provided with replacement housing payments under the URA, during the period of time covered by the URA payments.
- b) Rental application fees – Payment shall only be made for fees charged by the owner to all applicants.
- c) Security deposits – Payment shall not exceed two (2) month's rent.
- d) Last month's rent – Payment shall not exceed one (1) month's rent and shall be included in calculating the participant's total rental assistance.
- e) Utility deposits– Payment shall only be made for gas, electric, water and sewage deposits.
- f) Utility payments: Payment shall not exceed 24 months per participant, including no more than 6 months of utility payments in arrears, per service.
 - A partial payment counts as 1 month.
 - Payment shall only be made if the utility account is in the name of the participant or a member of the same household.
 - Payment shall only be made for gas, electric, water and sewage costs.
 - Participants shall not receive more than 24 months of utility assistance within any 3-year period.
- g) Moving costs – reasonable one-time moving expenses are eligible.
- h) Rental Assistance:
 - Payment shall not exceed 24 months total during a 3-year period in tenant-based or project-based (ESG only) housing.
 - Payment for short-term rental assistance shall not exceed 3 months.
 - Payment for medium-term rental assistance shall be for more than 3 months, but shall not exceed 24 months.
 - Payment for rent arrears shall not exceed 6 months and shall be a one-time payment, including any late fees
 - Except for a one-time payment of rental arrears on the participant's portion [ESG only], payment shall not be provided to a participant who is receiving tenant-based rental assistance or living in a unit receiving project-based assistance or to a participant who has been provided with replacement housing

payments under the URA, during the period of time covered by the URA payments.

- Payment shall comply with HUD's standard of rent reasonableness (24 CFR 982.507).
- Calculation of the rental payment amount shall only include monthly rent for the unit, any occupancy fees under the lease (except for pet and late fees) and if the participant pays separately for utilities, the monthly utility allowance established by the public housing authority for the area in which the housing is located.
- Payments of any late payment penalties incurred by the agency shall not be claimed for reimbursement.
- The rental assistance agreement with the unit owner shall be terminated without further payment if: 1) the participant moves out of the unit, 2) the lease terminates and is not renewed, 3) or the participant becomes ineligible to receive ESG rental assistance.

1.8 Performance Standards

CDD must ensure that programs and activities funded through the ESG program meet certain Performance Standards as set by the local CoC. All data generated for the Program Performance Evaluation Report will be derived from the Homeless Management Information System (HMIS), the DeKalb County CoC Recipient's Annual Performance Report (APR), or ESG reports obtained from the sub-recipient or the County's ESG Program Manager. Either the DeKalb County CoC's Grantee Peer Review Sub-committee, the DeKalb County CoC's Evaluation Sub-committee, or the County's ESG Program Manager will work with the HMIS Administrator to obtain the necessary data to generate the Program Performance Evaluation Report

1.9 Matching Funds

Each sub- recipient must match its ESG funding amounts with an equal amount of funds received from sources other than this program. Matching funds must be obtained from any source, including any Federal source other than the ESG program, as well as State, local and private sources. The County will be sole deciding factor on determining if matching funds are acceptable.

1.10 Conflicts of Interest

1. *Organizational Conflicts*-The provision of any type or amount of ESG assistance may not be conditioned on an individual's or family's acceptance or occupancy of emergency shelter or housing owned by the recipient, the sub-recipient, or a parent or subsidiary of the sub-recipient. No sub-recipient may, with respect to individuals or families occupying housing owned by the sub-recipient, or any parent or subsidiary of the sub-recipient, carry out the initial evaluation required under § 576.401 or administer homelessness prevention assistance under § 576.103. Sub-recipients must also maintain written standards of conduct covering organizational conflicts of interest required under 2 CFR 200.318.

2. *Individual conflicts of interest.* For the procurement of goods and services, sub-recipients must comply with codes of conduct and conflict of interest requirements under 24 CFR 84.42. For all other transactions and activities, the following restrictions apply:

- a. *Conflicts prohibited.* No person described in paragraph (b)(2) of this section who exercises or has exercised any functions or responsibilities with respect to activities assisted under the ESG program, or who is in a position to participate in a decision-making process or gain inside information with regard to activities assisted under the program, may obtain a financial interest or benefit from an assisted activity; have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity; or have a financial interest in the proceeds derived from an assisted activity, either for him or herself or for those with whom he or she has family or business ties, during his or her tenure or during the one-year period following his or her tenure.
- b. *Persons covered.* The conflict-of-interest provisions of this section apply to any person who is an employee, agent, consultant, officer, or elected or appointed official of the recipient or its sub-recipients.

1.11 Record Retention

Documentation of participant eligibility and assistance provided must be retained for five (5) years after the expenditure of all funds from the grant award under which the program participant served.

Grantee SF-424's and Certification(s)



Chief Executive Officer
Michael L. Thurmond

May 19, 2017

RE: DELEGATION OF AUTHORITY - GRANTS

Board of Commissioners

District 1
Nancy Japer

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Steve Bradshaw

District 5
Mereda Davis Johnson

District 6
Kathie Clanton

District 7
Gregory Adams

To Whom It May Concern:

Pursuant to Section 14(b) of the Organizational Act of DeKalb County, this letter is prepared to formally confirm that I have delegated authority to Zachary L. Williams, Chief Operating Officer/Executive Assistant for DeKalb County. In particular, Mr. Williams is authorized to execute grant paperwork in behalf of DeKalb County on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "MLT".

Michael L. Thurmond

Attachment: Organizational Act of DeKalb County [refer to Section 14(b) please]

cc: O.V. Brantley, County Attorney
Zachary L. Williams, COO/Executive Assistant
La'Keisha D. Carlos, Chief of Staff to the CEO
Dianne McNabb, Interim CFO
Barbara Sanders, Clerk to the CEO and BOC

Marcell L. Moloof Center | 1380 Commerce Drive | 6th Floor | Decatur, GA 30030 | P: 404.371.2881 | F: 404.371.4751
www.dekalbcountyga.gov

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="checkbox"/> Other (Specify): _____	
* 3. Date Received: [REDACTED]	4. Applicant Identifier: [REDACTED] DE142033		
5a. Federal Entity Identifier: [REDACTED]	6b. Federal Award Identifier: [REDACTED]		
State Use Only:			
6. Date Received by State: [REDACTED]	7. State Application Identifier: [REDACTED]		
8. APPLICANT INFORMATION:			
* a. Legal Name: DeKalb County, Georgia			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 58-0000811		* c. Organization ID/UNS: 001420535000	
d. Address:			
* Street: [REDACTED]	720 Commerce Drive - Suite 401		
Street2: [REDACTED]			
* City: [REDACTED]			
Country/Region: [REDACTED]			
* State: [REDACTED]	GA: Georgia		
Province: [REDACTED]			
* County: [REDACTED]	USA: UNITED STATES		
* Zip / Postal Code: [REDACTED]			
e. Organizational Unit:			
Department Name: Community Development	Division Name: [REDACTED]		
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: Mr.	* First Name: Allen		
Middle Name: S.			
Last Name: Hinchliffe			
Suffix: [REDACTED]			
Title: Director			
Organizational Affiliation: DeKalb County Community Development Department			
* Telephone Number: [REDACTED] (404) 371-2438	Fax Number: [REDACTED] (404) 371-2752		
* Email: [REDACTED] communitydevelopment@dekalbcountyga.gov			

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

11. Catalog of Federal Domestic Assistance Number:

 CFDA Title:

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

 Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:

 Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424			
16. Congressional District(s):			
* a. Applicant	<input type="text" value="GA-004"/>		
* b. Program/Project			
<input type="text" value="GA-004"/>			
Attach an additional list of Program/Project Congressional Districts if needed.			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
17. Proposed Project:			
* a. Start Date:	<input type="text" value="11/01/2018"/>		
* b. End Date: <input type="text" value="10/31/2020"/>			
18. Estimated Funding (\$):			
* a. Federal	<input type="text" value="7,261,959.00"/>		
* b. Applicant	<input type="text" value=""/>		
* c. State	<input type="text" value=""/>		
* d. Local	<input type="text" value=""/>		
* e. Other	<input type="text" value=""/>		
* f. Program Income	<input type="text" value="1,192,521.00"/>		
* g. TOTAL	<input type="text" value="8,214,480.00"/>		
19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text" value=""/> .			
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
20. Is the Applicant Delinquent On Any Federal Debt? If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If "Yes", provide explanation and attach			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware (and any false, facilities, or inaccurate statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 21, Section 1001)			
<input checked="" type="checkbox"/> **I AGREE			
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix:	<input type="text"/>	* First Name:	<input type="text" value="Michael"/>
Middle Name:	<input type="text" value="L."/>		
* Last Name:	<input type="text" value="Chummond"/>		
Suffix:	<input type="text"/>		
* Title:	<input type="text" value="Chief Executive Officer"/>		
* Telephone Number:	<input type="text" value="404) 371-2881"/>	Eax Number:	<input type="text"/>
* Email:	<input type="text" value="MChummond@dekalbcountyga.gov"/>		
* Signature of Authorized Representative:			* Date Signed: <input type="text" value="07/01/2018"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0008
Expiration Date: 01/01/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property interest or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1685, and 1688-1696), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(e) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11998; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 170(c) of the Clean Air Act of 1963, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-623); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), ED 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Director - Community Development Department
APPLICANT ORGANIZATION	DATE SUBMITTED
DeKalb County Government	07/13/2019

SP-424B (Rev. 7-97) Back



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

DeKalb County

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

07/23/2019
Date

Zachary L. Williams	Name
Chief Operating Officer/Executive Assistant (For CEO Michael L. Thurmond)	Title
1300 Commerce Drive	Address
Decatur, GA 30030	City/State/Zip
404-371-2174	Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 106 guaranteed loans during program year(s) 2014, 2015, 2016, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

DeKalb County

Compliance With Anti-discrimination laws — The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint — Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws — It will comply with applicable laws.



Signature/Authorized Official

07/23/2019

Date

Zachary L. Williams

Name

Chief Operating Officer/Executive Assistant
(For CEO Michael L. Thurmond)

Title

1300 Commerce Drive

Address

Decatur, GA 30030

City/State/Zip

404-371-2174

Telephone Number

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official

07/23/2019

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Telephone Number

DeKalb County

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance — If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official

07/23/2019

Date

Zachary L. Williams

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(For CEO Michael L. Thurmond)

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Telephone Number

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

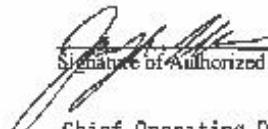
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

07/23/2019
Date

Chief Operating Officer/Executive Assistant
Title

authorities as specified in 24 CFR Part 58.

11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.


Signature/Authorized Official

07/23/2019
Date

Zachary L. Williams

Name

Executive Assistant
(For CEO Michael L. Thurmond)

Title

1300 Commerce Drive

Address

Decatur, GA 30030

City/State/Zip

404-371-2174

Telephone Number

DeKalb County

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant. Place of Performance (Street address, city, county, state, zip code). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Community Development Department	750 Commerce Drive - Suite 401	Decatur	DeKalb	GA	30030
Public Works: Roads and Drainage	727 Camp Road	Decatur	DeKalb	GA	30032
Department of Watershed Management	4572 Memorial Drive	Decatur	DeKalb	GA	30032
Planning & Sustainability Department	330 W. Ponco de Leon Avenue	Decatur	DeKalb	GA	30030
WorkSource DeKalb	774 Jordan Lane	Decatur	DeKalb	GA	30033
Decide DeKalb	125 Clairemont Avenue, Suite 150	Decatur	DeKalb	GA	30030
Parks & Recreation	1950 W. Exchange Place, 4th Floor	Tucker	DeKalb	GA	30084
Purchasing and Contracting	Second Floor, 1300 Commerce Drive	Decatur	DeKalb	GA	30030

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled

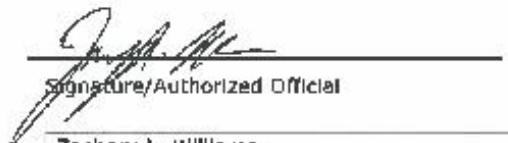
DeKalb County

Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

1. All "direct charge" employees;
2. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
3. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

 Signature/Authorized Official	07/23/2019 Date
<input type="text" value="Zachary L. Williams"/> Name	
<input type="text" value="Chief Operating Officer/Executive Assistant
(For CEO Michael L. Thurmond)"/> Title	
<input type="text" value="1300 Commerce Drive"/> Address	
<input type="text" value="Decatur, GA 30030"/> City/State/Zip	
<input type="text" value="404-371-2174"/> Telephone Number	

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>DeKalb County Property Tax Information</p> <p>List the name of the organization or individual who originated the data set.</p> <p>DeKalb County Tax Commissioner.</p> <p>Provide a brief summary of the data set.</p> <p>DeKalb County residential Property Tax information.</p> <p>What was the purpose for developing this data set?</p> <p>This is an existing data set to examine the residential property assessment information.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>This data set is covered the entire DeKalb County.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data set we used is 2012 and 2013 property tax assessment information.</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
2	<p>Data Source Name</p> <p>2000 U.S. Census</p> <p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p> <p>Provide a brief summary of the data set.</p> <p>2000 U.S. Census</p> <p>What was the purpose for developing this data set?</p> <p>Decennial Census</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>National</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>April 1, 2000</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>

3	Data Source Name 2011-2015 ACS
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. 2011-2015 Five-Year American Community Survey
	What was the purpose for developing this data set? The American Community Survey provides current data about all communities every year, rather than once every 10 years.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? National
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2011 through 2015
	What is the status of the data set (complete, in progress, or planned)? Complete