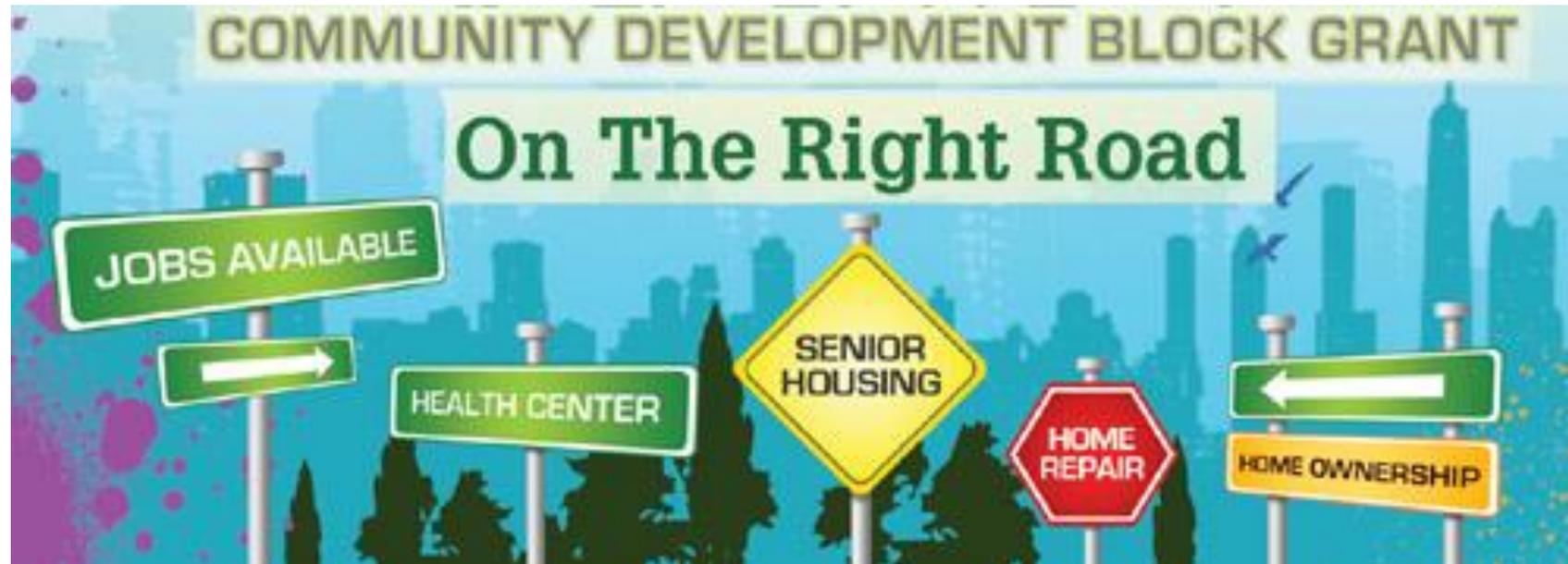




DeKalb County
GEORGIA

HUD 5 Year Consolidated Plan 2019-2023, Including the 2019 Annual Action Plan Community Stakeholder Meeting



Allen Mitchell, Director

Meeting Agenda

- ▶ Welcome & Introductions
Allen Mitchell, Director
- ▶ Meeting Purpose
- ▶ Overview of the HUD Programs
Byron Campbell, Grants & Administration Manager
- ▶ Highlight of Community Development Programs and Projects
Braunwin Camp, Planning Manager
- ▶ Citizen Input Survey Results
- ▶ Explanation of Break out Groups:
Braunwin Camp
 - Housing
 - Public Service
 - Homelessness
 - Community Infrastructure/Parks
 - Economic Development
- ▶ Wrap Up and Next Steps
Braunwin Camp



WELCOME / INTRODUCTIONS

Allen Mitchell,
DeKalb County Community Development Director



Purpose of Meeting & Overview of HUD Programs

Byron Campbell, Grants & Administration Manager

Community Development Department Mission Statement

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



HUD Goals and Prioritized Long Term Objectives

The federal statutes for the programs set forth three basic goals:

1. To provide decent affordable housing
2. To provide a suitable living environment
3. To expand economic opportunities



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

Decent Housing Objective

THIS OBJECTIVE PROVIDES:

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



AFFORDABLE HOUSING

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

SUITABLE LIVING ENVIRONMENT OBJECTIVE

THIS OBJECTIVE PROVIDES:

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



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

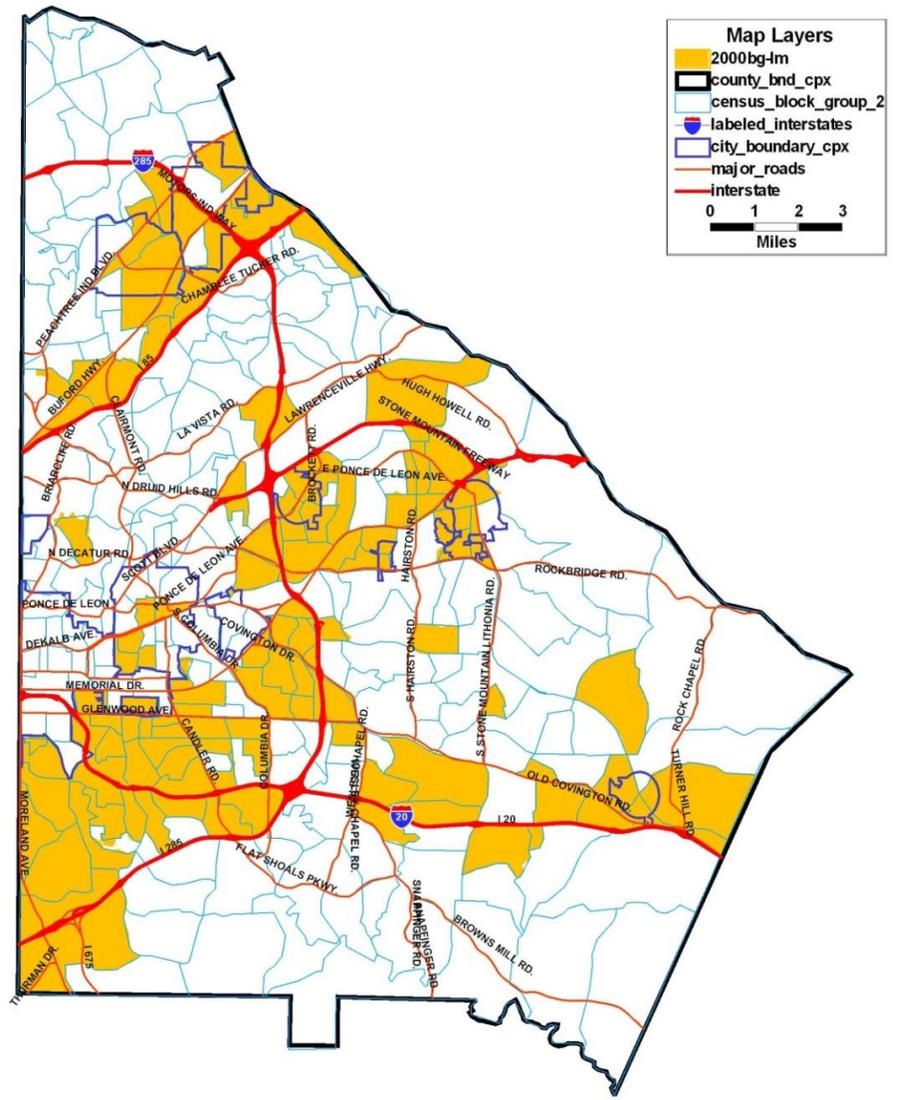
EXPANDED ECONOMIC OPPORTUNITIES OBJECTIVE

THIS OBJECTIVE PROVIDES:

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



Geographic Priority Areas

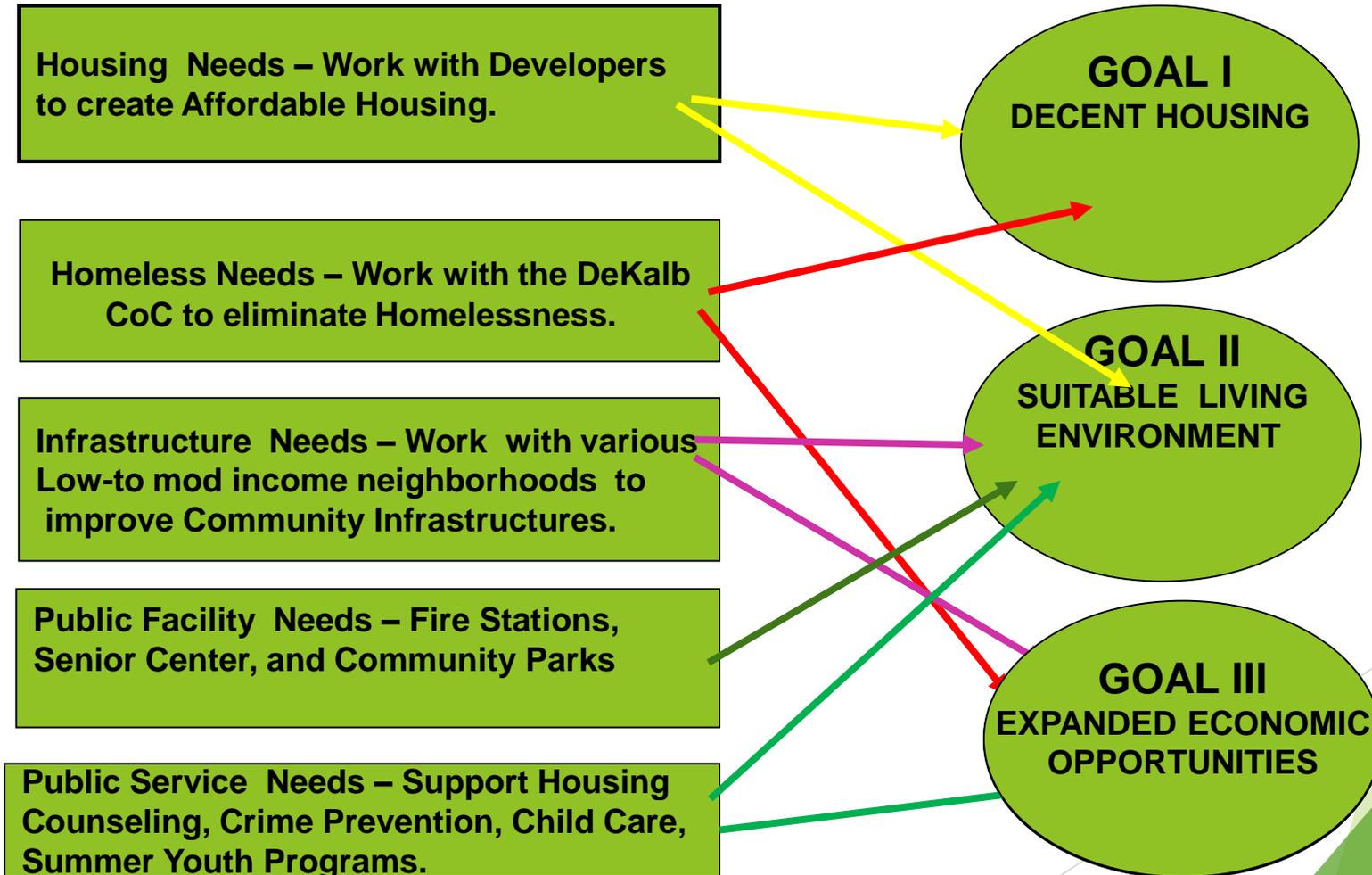


DEKALB COUNTY
LOW-AND- MODERATE
INCOME CENSUS
BLOCK GROUP AREAS

Community Development Department

Community Needs:

Three HUD Goals:



HUD Resources to Meet Community Needs in 2019 - 2023

- ❖ **Community Block Grant Development (CDBG)**
 - ❖ **HOME Program**
- ❖ **Emergency Solutions Grant Program (ESG)**
- ❖ **Neighborhood Stabilization Program (NSP)**
- ❖ **DeKalb County Continuum of Care (COC)**

Community Development Block Grant (CDBG)

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



The Home Investment Partnership Program (HOME)

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



Emergency Solutions Grant Program (ESG)

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

- Essential Services
- Operational Costs
- Homeless Prevention
- Administration(HMIS only)



COC - Continuum of Care NOFA Funds

DeKalb County Community Development Department is the collaborative application for the DeKalb Continuum of Care Program (CoC). The County annually submits a competitive application in response to the HUD Notice of Funding Application for the Continuum of Care Program (CoC).

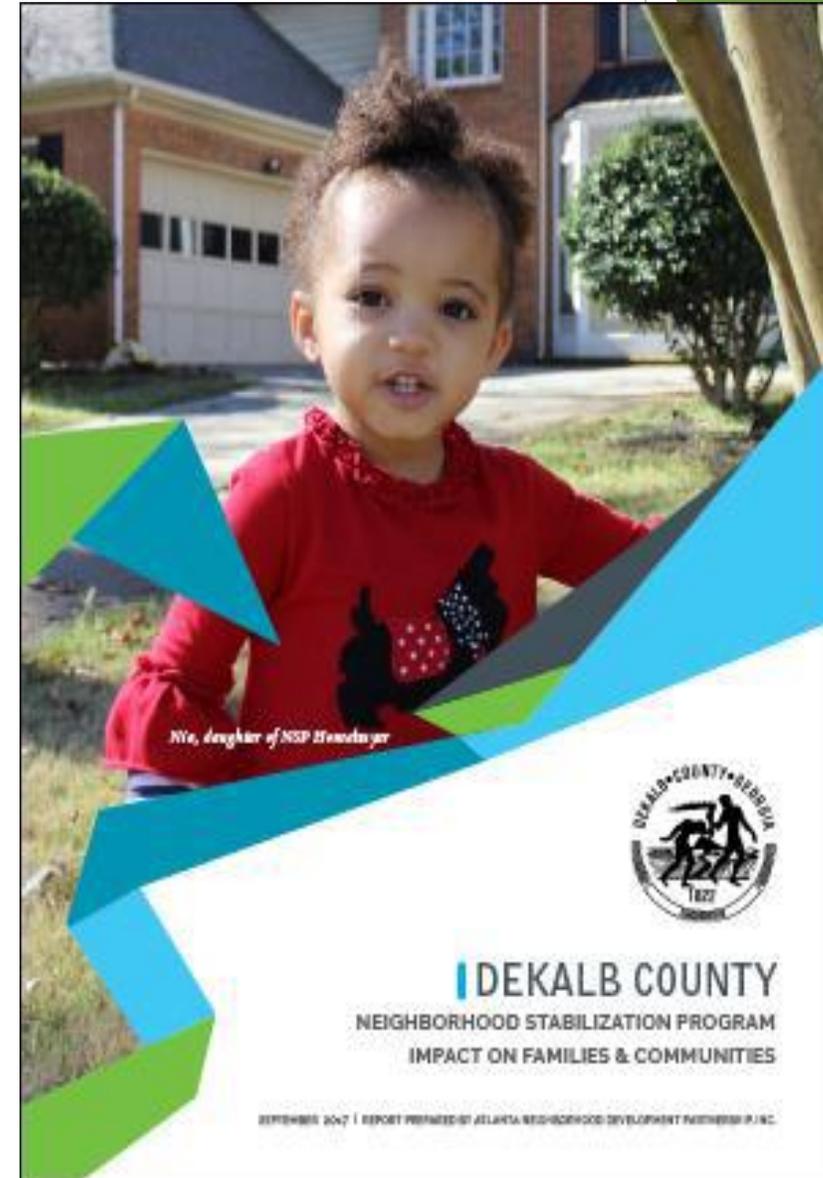
The NOFA awards generate approximately \$5 million for homeless services in DeKalb County annually.



Neighborhood Stabilization Program

Through a HUD NSP Grant originally awarded in an amount of \$23.7 million the Community Development Department has:

- rehabbed and sold 164 homes,
- provided 168 rental units for low to moderate income families
- generated \$625 thousand in tax revenue and created 114 jobs





Highlight of Past CD Performance

Braunwin Camp, Planning Manager

DEKALB COUNTY 2014-2018 HUD ALLOCATIONS

| YEAR | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------|--------------------|--------------------|---------------------|--------------------|--|
| CDBG | \$4,871,499 | \$4,744,677 | \$4,739,475 | \$4,746,548 | \$5,249,506 |
| HOME | \$1,748,808 | \$1,577,980 | \$1,648,443 | \$1,633,075 | \$2,293,057 |
| ESG | \$382,895 | \$412,285 | \$427,116 | \$426,683 | \$427,296 |
| TOTAL | \$7,003,202 | \$6,734,942 | \$6, 815,034 | \$6,806,306 | \$7,969,859 |
| COC | | | \$4,900,000 | \$5,002,841 | *\$4,924,231 (does not include new project funding) |

Community Development Projects

Central DeKalb Senior Center



North DeKalb Senior Center



South DeKalb Senior Center



Community Development Projects

Brookside Park Phase I Renovation



CDBG funds in the amount of \$1.2 million were used to acquire, demolish and convert an abandoned, blighted, multi-family apartment dwelling into a neighborhood park.

Community Development Projects

Fire Station No. 3 - Avondale



CDBG funding was used to build a new Fire Station #3 which was one of the oldest stations in the County.

Community Development Projects

City of Doraville Flowers Park Renovation



CDBG funds in the amount of \$300,000 was awarded to the City of Doraville for to assist with a \$1,200,00 expansion and renovation of Flowers Park.

Community Development Projects

Housing Demolition Program



For the Health and Safety of DeKalb County Citizens DeKalb Community Development was instrumental in the demolition of 32 dangerous and dilapidated properties in DeKalb County in 2018.

HOME Housing Projects



Columbia Avondale Senior Residences

Mixed-use, mixed-income housing for seniors (62 and older)

in the new Transit Oriented Development located at the Avondale MARTA station. 92 Units (1 & 2 bedroom units)

Total Development Cost = \$25,124,717

Multiple Sources of Financing

Low Income Housing Tax Credits

HOME Investment Partnership Program

General Partner Loan



Sterling at Candler Village

A 170 unit senior housing (62 and older) development adjacent to the South DeKalb Senior Center and Scott Library, using 4% tax credits.

Total Development Cost = \$24,180,159

The transaction will be structured with a construction-to-permanent

loan from Capital One, a HOME loan from DeKalb County and a syndication of 4% Low Income Housing Credits

DeKalb Small Business Micro Enterprise Program

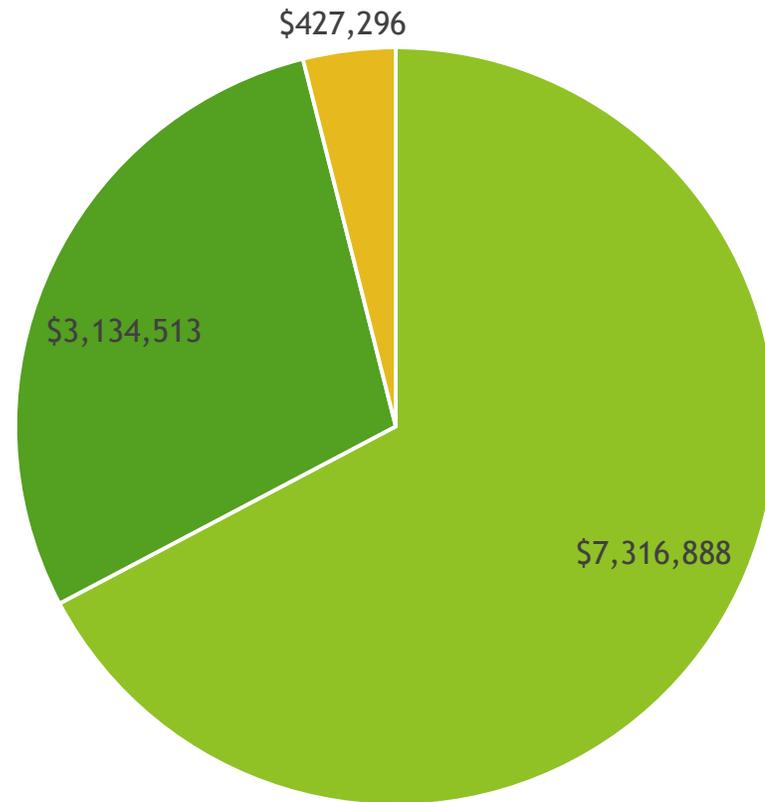


DeKalb County Community Development Department in partnership with the Urban League of Greater Atlanta offers the Small Business Micro Enterprise Training program for entrepreneurs that want to start a new small business and for existing small business enterprises that have operated for less than two years. To date, 66 DeKalb Citizens have graduated from the program.

HUD FUNDING ALLOCATION FOR 2018

\$10,878,697

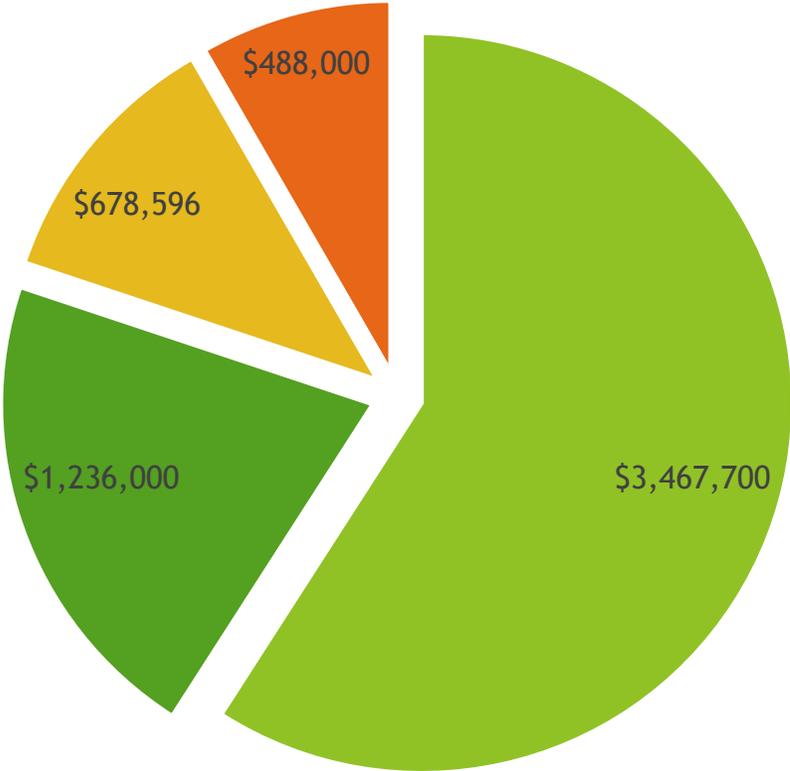
2018 HUD Funding



■ CDBG ■ HOME ■ ESG

Distribution of CDBG Funding

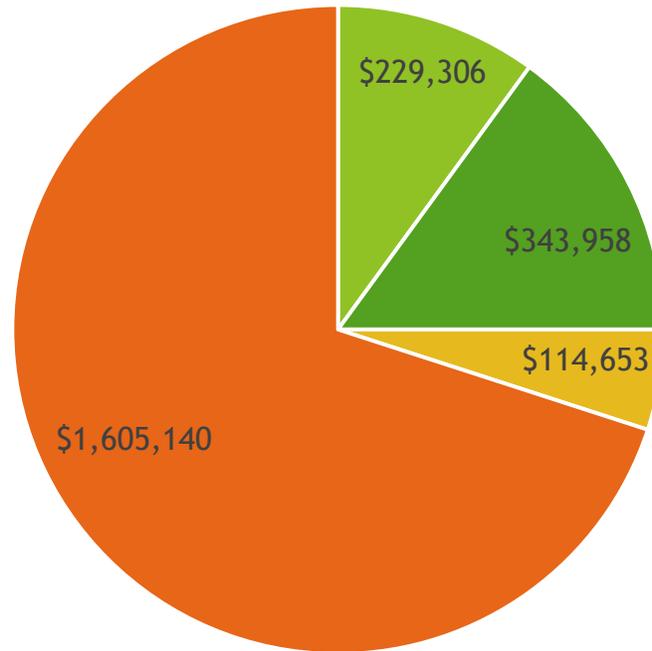
2018 CDBG FUNDING



■ Public Facilities ■ Econ./Loan Payment ■ Public Service ■ Housing

HOME Program Distribution

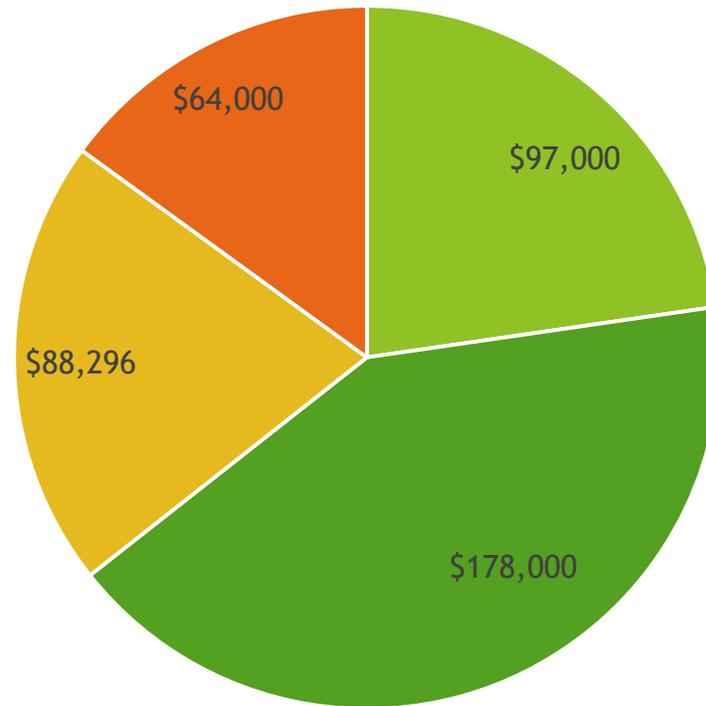
2018 HOME FUNDING



■ Program Admin ■ CHDO Projects ■ CHDO Operations ■ Eligible Projects

ESG Funds Distribution

2018 ESG Funding



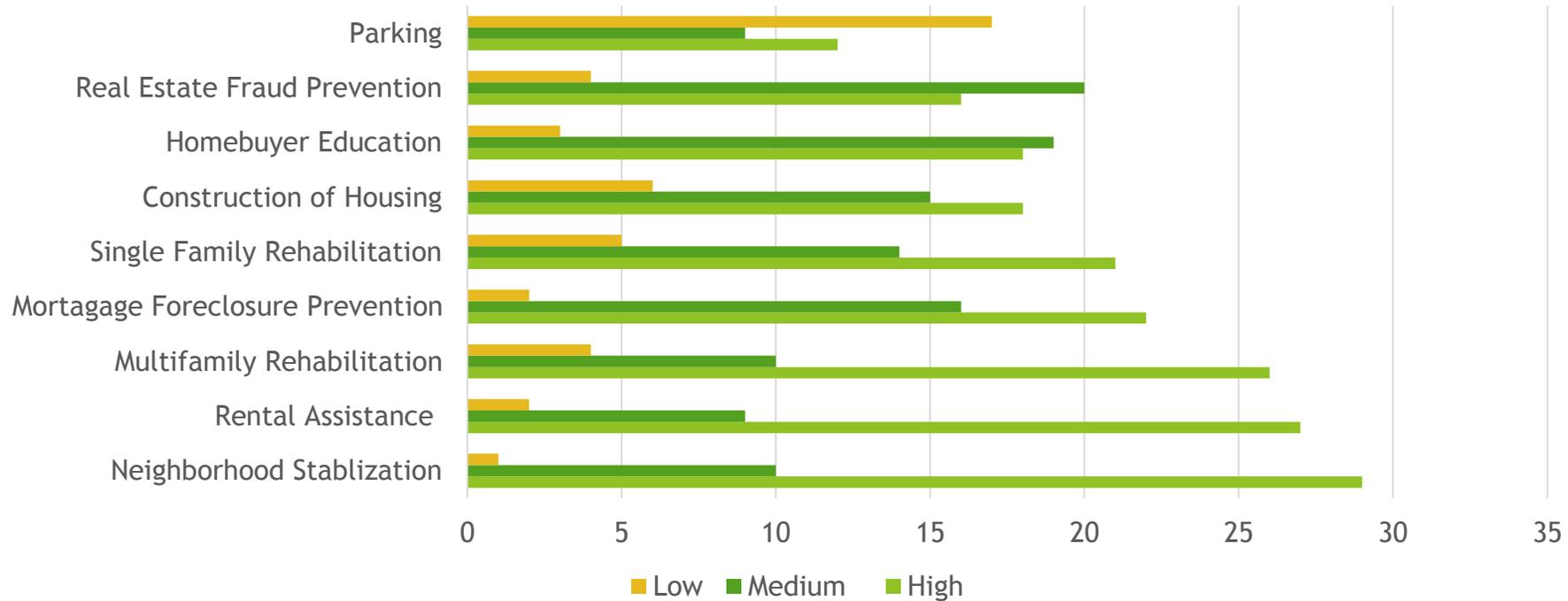
- Rapid Re-Housing
- Street Outreach & Emergency Shelter
- Homeless Prevention
- HMIS & Admin

Citizen Input Survey Results



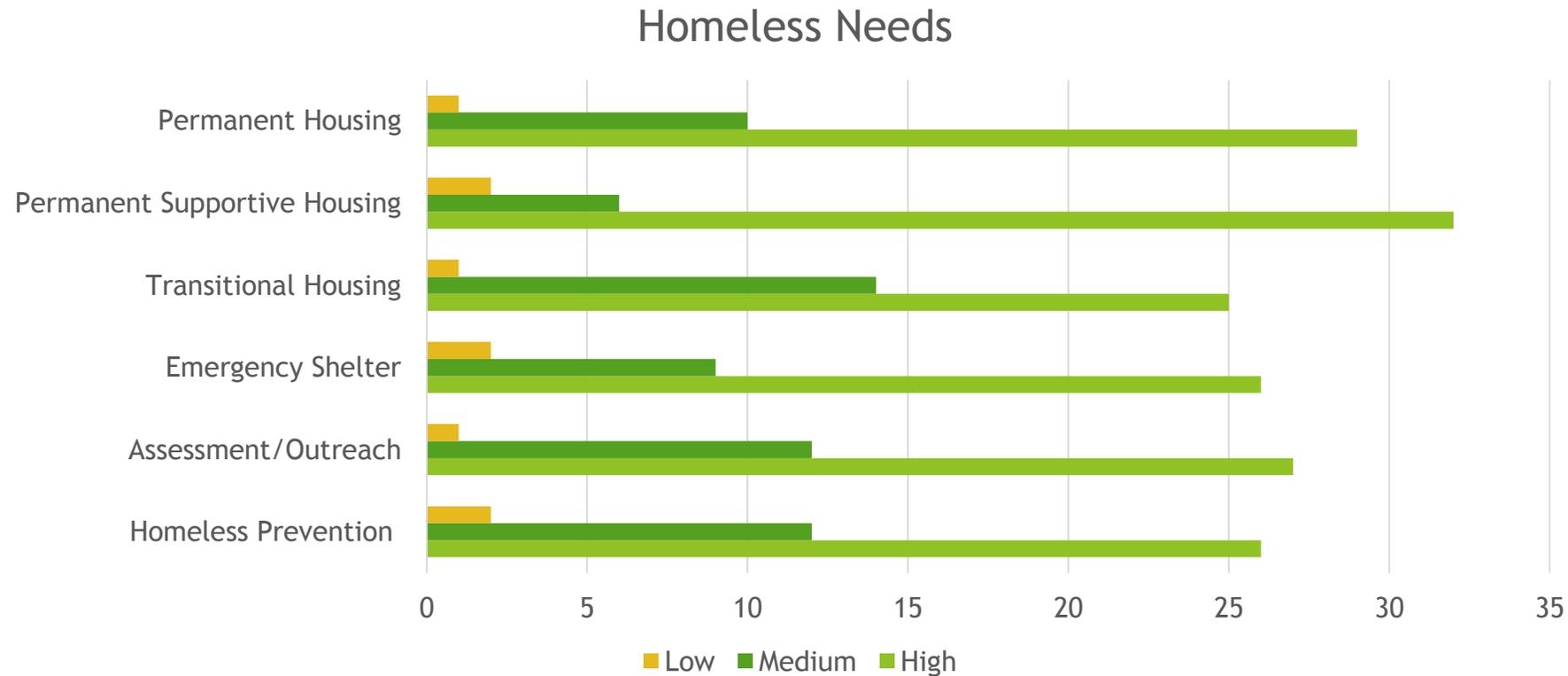
Citizen Input Survey Results

Housing Needs



For this category, survey results show **Neighborhood Stabilization** was ranked the highest followed by **Rental Assistance** and **Parking** the lowest ranked category under housing needs.

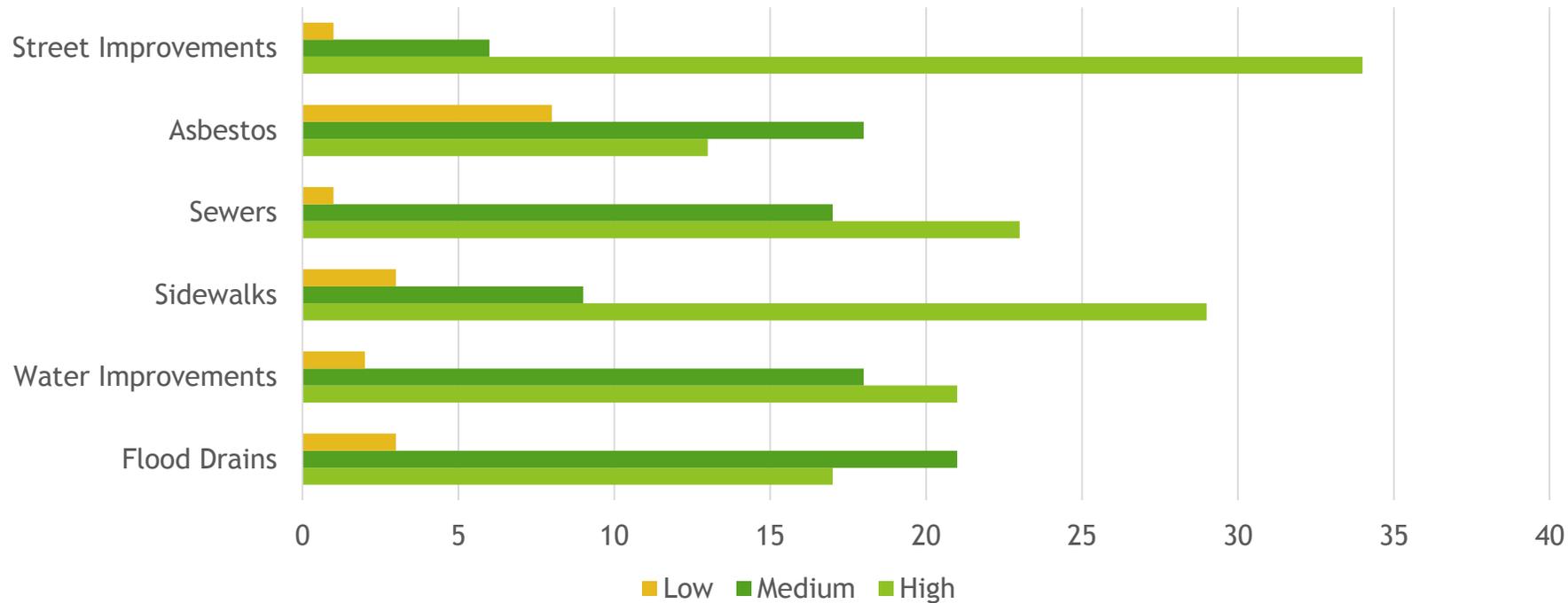
Citizen Input Survey Results



Survey results ranked **Permanent Supportive Housing** as the highest need for Homelessness followed by **Permanent Housing**.

Citizen Input Survey Results

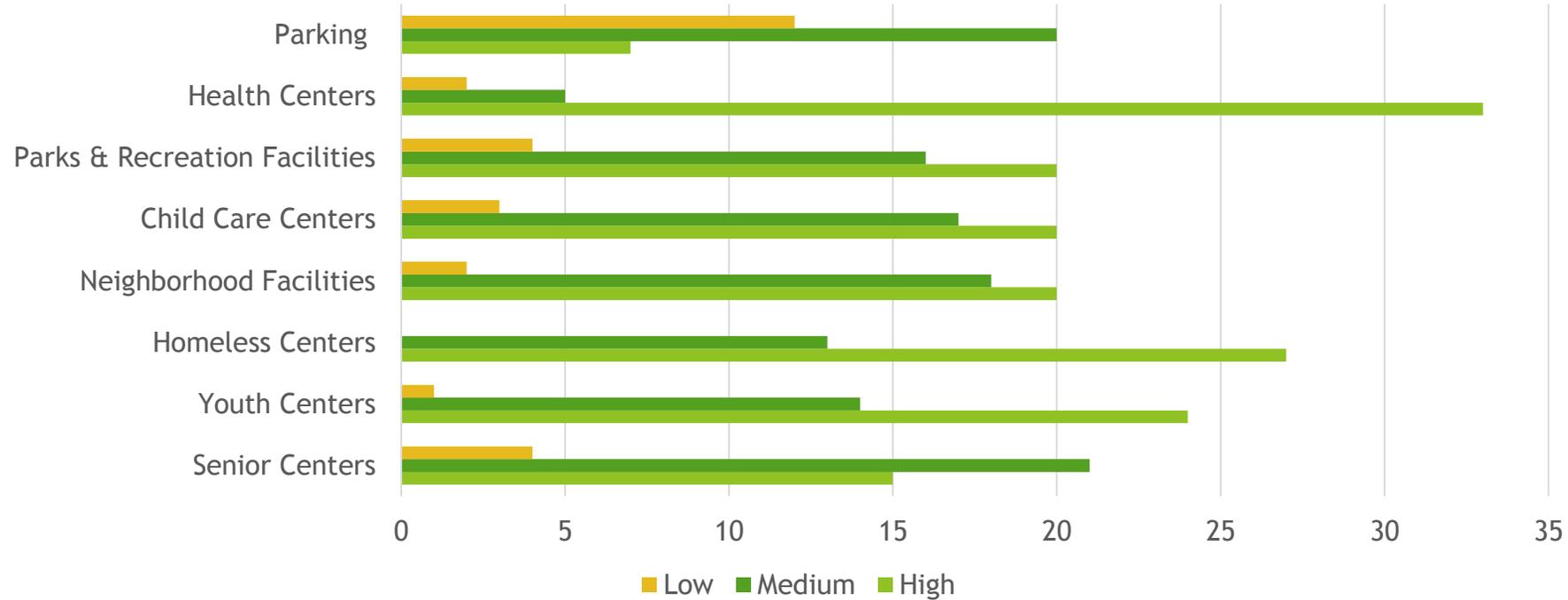
Infrastructure Improvement Needs



Survey results ranked **Street Improvements** and **Sidewalks** are 2 of the highest needs for Infrastructure Improvements

Citizen Input Survey Results

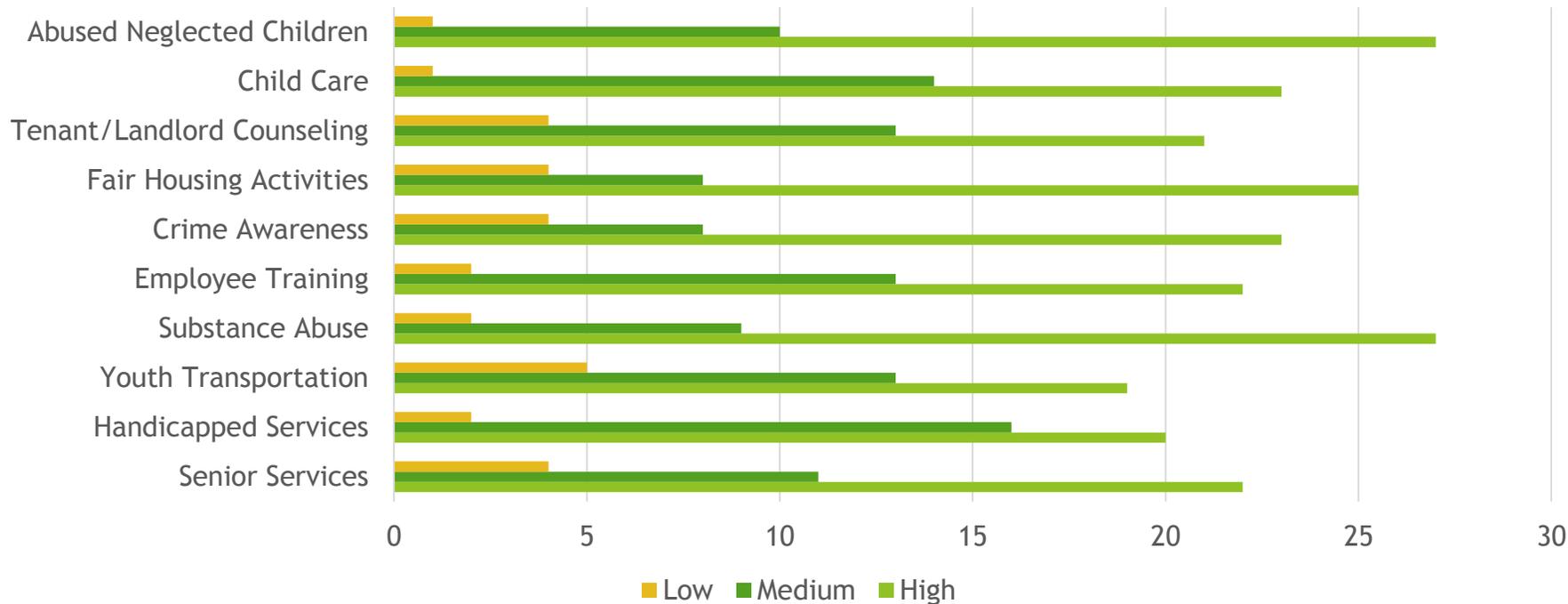
Public Facility Needs



Survey results ranked **Health Centers** as the highest need under Public Facilities with 82% of the respondents ranking that as High followed by **Homeless Centers**.

Citizen Input Survey Results

Public Service Needs



Survey results ranked services for **Abused and Neglected Children** tied with services for **Substance Abuse** with 71% of the responders ranking those as the highest public service need followed by **Fair Housing Activities**.

Citizen Input Survey Results

Additional Comments

- ▶ We need safe sidewalks near schools in Doraville with good lighting and safe paving for children who walk to Cary Reynolds ES and Sequoyah MS.
- ▶ Mental health services for homeless is needed. Bridge housing is needed to help people make transition from streets to permanent housing.
- ▶ There is a high need for emergency shelter in DeKalb County, for youth and families. More affordable housing!
- ▶ There's a major need for increases in public assistance - multifamily housing is diminishing and homelessness increasing current public transit infrastructure needs expansion to limit building more parking lots when new housing is built.
- ▶ DeKalb County needs and emergency shelter and a cold weather plan for the homeless population in DeKalb Co - there is no where for them to go
- ▶ In-language materials. Focus on diversity hiring, meaning pan-Asian, Latino, youth or people with different abilities. Invest in community and grassroots orgs.
- ▶ low income housing as part of affordable housing must be discussed. Many efforts to increase affordable housing do not include low or extremely low income units

Breakout Groups





| MONTH | ACTIVITY |
|------------------------|---|
| February - March | Publish <u>Draft</u> Long Term Objectives |
| March | Finalize Long Term Goals & Objectives |
| April | <ul style="list-style-type: none">• Hold Technical Assistance Workshop on 2019 Annual Action Plan• Accept Applications for the 2019 Annual Action Plan• Public Hearing on Community Needs |
| June | 30 Day Public Comment on Consolidated Plan including the 2019 Annual Action Plan <ul style="list-style-type: none">• Public Hearing on 2019 Draft Action Plan |
| June-July | BOC Approval of 2019 -2024 Consolidated Plan including the 2019 Annual Action Plan |
| August 9 th | CONSOLIDATED PLAN DUE TO HUD |



Closing Remarks

**Allen Mitchell,
DeKalb County Community Development Director**