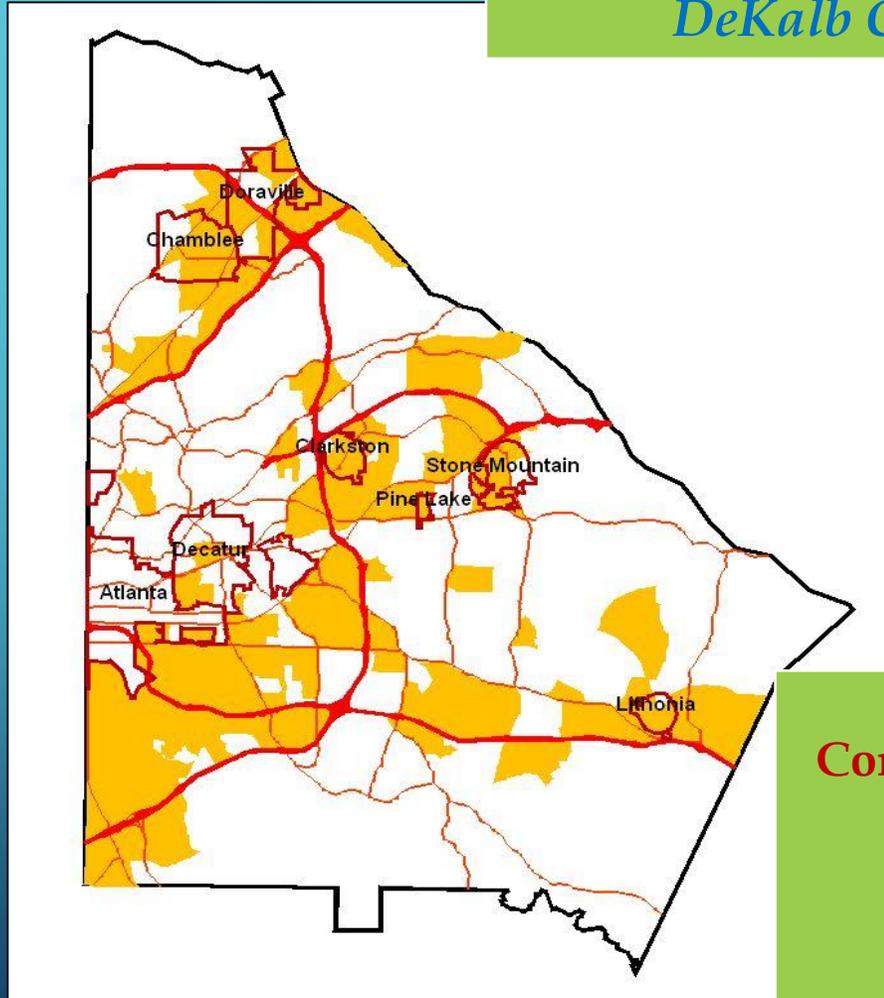


**2019-2023 CONSOLIDATED PLAN FOR HUD
PROGRAMS
INCLUDING THE 2019 ANNUAL ACTION PLAN
JUNE 20, 2019**



DeKalb County, GA



**Community Development
Department
Allen Mitchell,
Director**

DEKALB COUNTY HUD ALLOCATIONS 2014-2019

YEAR	2014	2015	2016	2017	2018	2019
CDBG	\$4,713,207	\$4,744,677	\$4,739,475	\$4,746,548	\$5,249,506	\$5,260,167
HOME	\$1,673,363	\$1,577,980	\$1,648,443	\$1,633,075	\$2,293,057	\$2,156,360
ESG	\$ 349,366	\$ 412,285	\$ 427,116	\$ 426,683	\$ 427,296	\$ 445,432
TOTAL	\$6,735,936	\$6,734,942	\$6, 815,034	\$6,806,306	\$7,969,859	\$7,861,959
DEKALB CoC Homeless Allocation	\$3,867,362	\$3,465,459	\$4,781,918	\$5,002,841	\$5,144,877	N/A

COMMUNITY DEVELOPMENT DEPARTMENT

2014-2018 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

Completion of Major Capital Improvement Projects:

- ✓ Fire Station #3 in Avondale Estates
- ✓ Central DeKalb Senior Center – Mason Mill Park
- ✓ South DeKalb Senior Center – Candler Road
- ✓ North DeKalb Senior Center – Chamblee, Ga
- ✓ Brookside Park Redevelopment Project
- ✓ Atlanta-DeKalb Senior Center Parking Expansion
- ✓ South DeKalb Senior Center Parking Expansion
- ✓ Elaine Clark Center Expansion Project
- ✓ Design and Engineering –Tobie Grant –Fire Station#7



COMMUNITY DEVELOPMENT DEPARTMENT

2014-2018 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

Completion of Major Housing/ Projects:

- ✓ Special Purpose Housing Repair Program
- ✓ Demolition and Blight Removal Program
- ✓ Mountain View Senior Residences, St. Mountain
- ✓ Columbia Avondale Senior Residences
- ✓ Senior Residences at Mercy Park
- ✓ Sterling at Candler Senior Housing
- ✓ Community Development Housing Organizations (CHDO's)
- ✓ Neighborhood Stabilization Program
- ✓ Design an Engineering – E. DeKalb Senior Ctr. 80%



COMMUNITY DEVELOPMENT DEPARTMENT

2014-2018 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

NEW Economic Development Initiatives

✓ **Urban League - DeKalb Small Business Micro-Enterprise Training Program**

In 2017, the Community Development Department in partnership with Urban League of Greater Atlanta, launched the first session of the Start-up Accelerator to date 88 persons have completed the program.

✓ **ACE – Revolving Loan Fund for Small Business Initiative**

The launch of the Capital Revolving Loan program began in 2017.

The program lends funds in amounts from **\$15,000 to a maximum of \$35,000** to businesses in DeKalb County. To date, 14 loans have been made to small businesses in DeKalb County with **\$1.1 million** for funding.



COMMUNITY DEVELOPMENT DEPARTMENT

2014-2018 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

Completion of Major Homeless Initiatives:

- ✓ Designated Collaborative applicant for the DeKalb County Continuum of Care (CoC)
- ✓ Increased CoC HUD allocation by \$1.6 million over 5 years
- ✓ Received Functional Zero Designation by HUD for housing Homeless Vets in DeKalb County
- ✓ Reduced Over all Homelessness from 2014 – 2018 by 60%



COMMUNITY DEVELOPMENT DEPARTMENT

2014-2018 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

Completion of Significant Housing Programs & Initiatives:

- ✓ **Housing Demolition In-REM Program** - demolition of 141 dangerous and dilapidated properties in DeKalb County from 2014 - 2018.



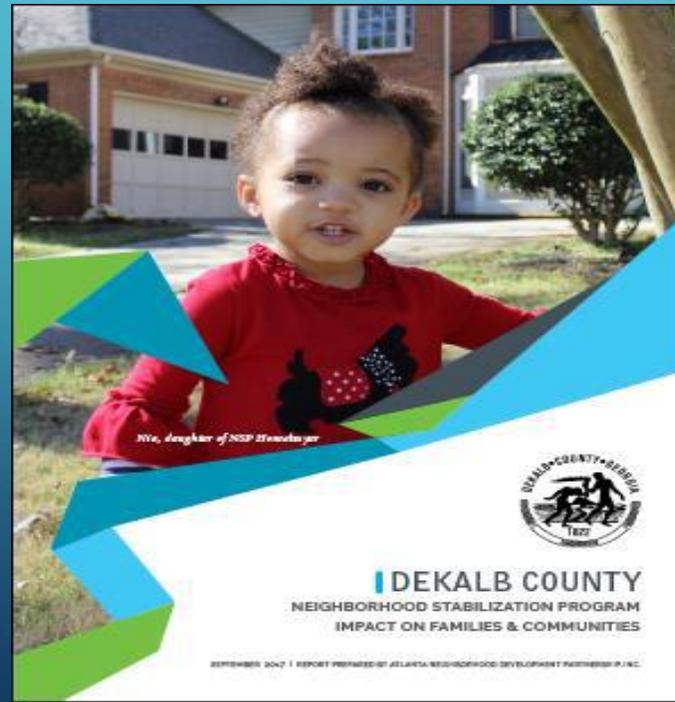
- ✓ **Special Purpose Home Repair Program** – This program provided assistance to 31 seniors, 62 years and over; or legally disabled adults that own and occupy their homes as their primary residence since its launch.

COMMUNITY DEVELOPMENT DEPARTMENT 2014-2018 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

Neighborhood Stabilization Program

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

- ✓ generated **\$625,000 in tax revenue and created 114 jobs,**
- ✓ **rehabbed and sold 164 homes**
- ✓ provided **168 rental units for low to moderate income families**



COMMUNITY DEVELOPMENT DEPARTMENT

HUD Goals/Objectives for 2019-2023 Consolidated Plan

Community Needs:

Housing Needs – Work with Developers to create Affordable Housing.

Homeless Needs – Work with the DeKalb CoC to eliminate Homelessness.

Infrastructure Needs – Work with various Low-to - mod income neighborhoods to improve Community Infrastructures.

Public Facility Needs – Community Centers, Fire Stations and Parks

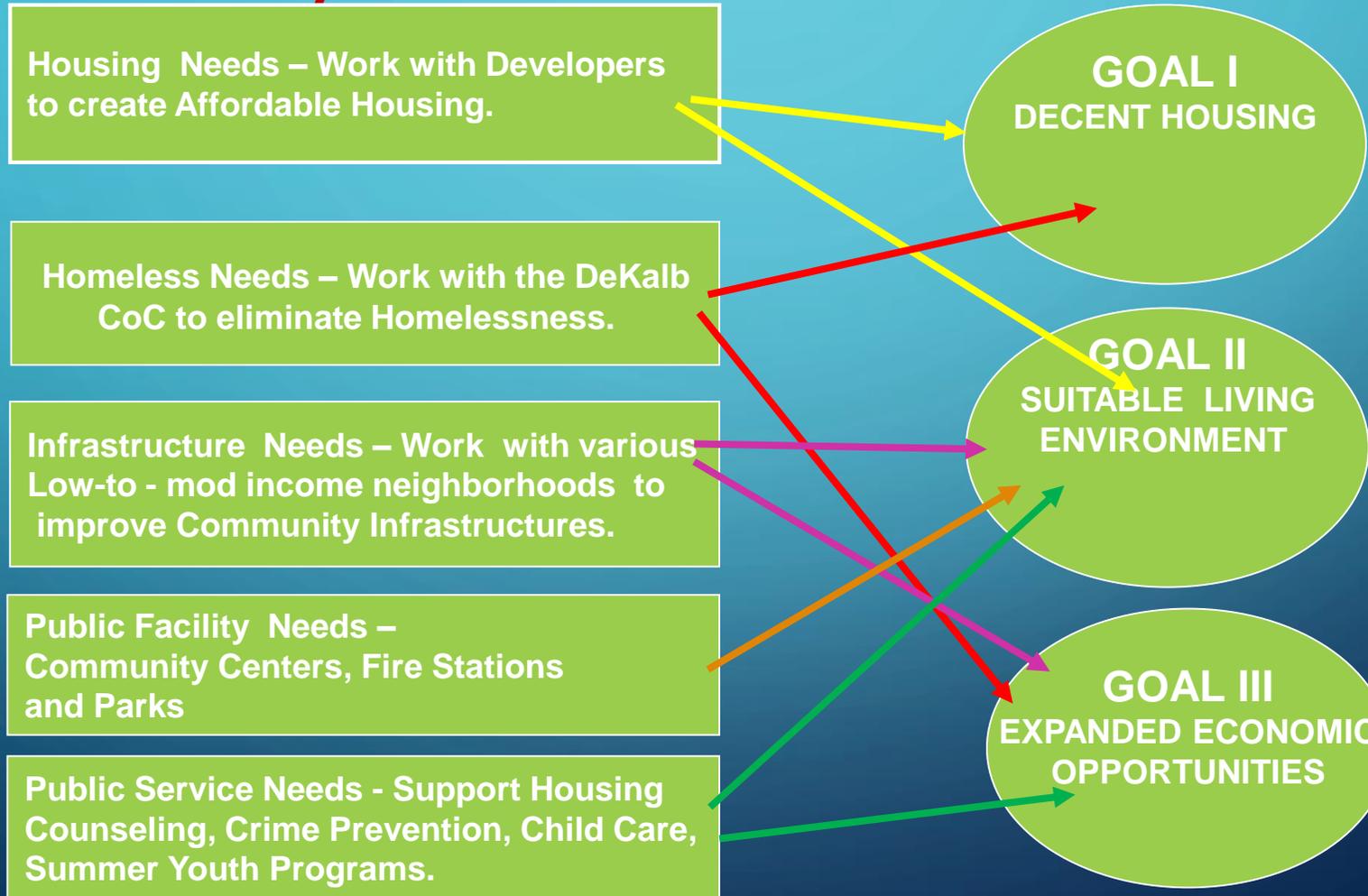
Public Service Needs - Support Housing Counseling, Crime Prevention, Child Care, Summer Youth Programs.

Three HUD Goals:

GOAL I
DECENT HOUSING

GOAL II
SUITABLE LIVING ENVIRONMENT

GOAL III
EXPANDED ECONOMIC OPPORTUNITIES



2019-2023 LONG TERM GOALS AND OBJECTIVES

GOAL I: TO PROVIDE DECENT AFFORDABLE HOUSING FOR LOW- TO MODERATE INCOME PERSONS RESIDING IN DEKALB COUNTY.



DECENT HOUSING OBJECTIVES

- Leverage HOME funds to assist in the development of **400 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.
- 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.
- 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.
- 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.

Continued...

2019-2023 LONG TERM GOALS AND OBJECTIVES

GOAL I: TO PROVIDE DECENT AFFORDABLE HOUSING FOR LOW- TO MODERATE INCOME PERSONS RESIDING IN DEKALB COUNTY.



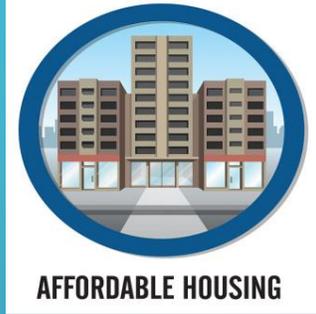
DECENT HOUSING OBJECTIVES Continued

- Collaborate with communities, developers, organizations, lenders, DCA, and County Departments to establish models for the development of affordable housing in close proximity to work centers.
- 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.
- 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 PATH Teams, other outreach providers, and agencies to house at least 140 unsheltered individuals
- Collaborate with agencies to seek a funding for additional units to house domestic violence victims.

2019-2023 LONG TERM GOALS AND OBJECTIVES

GOAL I: TO PROVIDE DECENT AFFORDABLE HOUSING FOR LOW- TO MODERATE INCOME PERSONS RESIDING IN DEKALB COUNTY.

DECENT HOUSING OBJECTIVES continued



- 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**.
- 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.
- 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.
- 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.

GOAL II: TO PROVIDE A SUITABLE LIVING ENVIRONMENT, PUBLIC FACILITIES, INFRASTRUCTURE, AND EXPANDED COMMUNITY SERVICES, PRINCIPALLY BENEFITING LOW- TO MODERATE- INCOME PERSONS.



SUITABLE LIVING ENVIRONMENT OBJECTIVES

- 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.
- 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.
- 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.

Continued...

2019-2023 LONG TERM GOALS AND OBJECTIVES

GOAL II: TO PROVIDE A SUITABLE LIVING ENVIRONMENT, PUBLIC FACILITIES, INFRASTRUCTURE, AND EXPANDED COMMUNITY SERVICES, PRINCIPALLY BENEFITING LOW- TO MODERATE- INCOME PERSONS.



SUITABLE LIVING ENVIRONMENT OBJECTIVES Continued...

- 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.
- 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.

2019-2023 LONG TERM GOALS AND OBJECTIVES

GOAL II: TO PROVIDE A SUITABLE LIVING ENVIRONMENT, PUBLIC FACILITIES, INFRASTRUCTURE, AND EXPANDED COMMUNITY SERVICES, PRINCIPALLY BENEFITING LOW- TO MODERATE- INCOME PERSONS.



SUITABLE LIVING ENVIRONMENT OBJECTIVES Continued...

- Assist in the demolition of **200 dilapidated structures** to arrest the spread of blighted conditions in low to moderate income areas as needed.
- In an effort to stabilize families, work with County departments and non-profit agencies that support the prevention of domestic violence.
- Collaborate with neighborhood, community groups and non-profit agencies to provide capacity building for neighborhood groups and support for self-sufficiency.
- 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.

2019-2023 LONG TERM GOALS AND OBJECTIVES

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 PERSONS.

EXPANDED ECONOMIC OPPORTUNITIES OBJECTIVES

- 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 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. **Continued...**

2019-2023 LONG TERM GOALS AND OBJECTIVES

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 PERSONS.

EXPANDED ECONOMIC OPPORTUNITIES OBJECTIVES Continued...

- 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.
- 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.



PROPOSED 2019 DRAFT BUDGET

Anticipated 2019 HUD CDBG Allocation \$5,877,583



PUBLIC FACILITIES IMPROVEMENTS	BUDGET
Tobie Grant Recreation Center Construction	\$650,000
East DeKalb Senior Center Bruce Street Replacement	\$500,000
Rainbow Park Amphitheater	\$150,000
Scottdale Early Learning Center Renovation	\$250,000
Art Station Facility Renovation Project	\$111,550
Activity Delivery Cost	\$130,000
TOTAL	\$1,791,550

PROPOSED 2019 CDBG DRAFT BUDGET



ECONOMIC DEVELOPMENT	BUDGET
Urban League-DeKalb Small Business Micro-Enterprise Training Program	\$ 150,000
ACE Revolving Loan Fund for Small Businesses	\$ 125,000
Activity Delivery Cost	\$ 130,000
TOTAL	\$ 302,500

LOAN BOND REPAYMENT	BUDGET
HUD Section 108 Loan Repayment	\$ 700,000
TOTAL	\$ 700,000

PROPOSED 2019 CDBG DRAFT BUDGET



PUBLIC SERVICE (CAP cannot exceed 15% of total CDBG allocation)	BUDGET
<u>COC/HOMELESS ASSISTANCE</u>	
Africa's Children's Fund, Inc.	\$ 23,400
Homeless At-Risk Client Services Assistance	\$ 45,000
DeKalb Co. Drug /Mental Health Court Housing Program	\$ 68,700
Furniture Bank of Metro Atlanta, Inc.	\$ 16,000
Jerusalem House, Inc.	\$ 37,400
Safe Haven Transitional, Inc.	\$ 10,000
Salvation Army Atlanta Temple Corp	\$ 25,000
Salvation Army Red Shield	\$ 50,000
Latin American Association, Inc.	\$ 20,000
St. Jude's Recovery Center	\$ 42,000
TBRA Case Management Services, Inc.	\$ 25,000
<u>DOMESTIC VIOLENCE</u>	
Men Stopping Violence	\$ 20,000

PROPOSED 2019 CDBG DRAFT BUDGET



PUBLIC SERVICE - continued (CAP cannot exceed 15% of total CDBG allocation)	BUDGET
<u>FINANCIAL LITERACY</u>	
Catholic Charities – Atlanta	\$ 10,000
New American Pathways	\$ 23,000
<u>FAIR HOUSING/FORECLOSURE PREVENTION</u>	
Atlanta Legal Aid Society, Inc.	\$ 60,000
Metro Fair Housing Services, Inc.	\$ 42,000
<u>YOUTH CHILD DEVELOPMENT</u>	
Our House, Inc.	\$ 75,000
Scottdale Early Learning, Inc.	\$ 25,000
Communities In Schools	\$ 25,000
Youth Voucher Set-Aside/Youth Programs	\$ 100,000
PUBLIC SERVICE TOTAL	\$ 742,590

PROPOSED 2019 CDBG DRAFT BUDGET



HOUSING ACTIVITIES	BUDGET
Special Purpose Housing Repair Program	\$ 300,000
Demolition & Blight	\$ 600,000
Implementation Services for Special Purpose Home Repair	\$ 150,000
Housing Implementation Services	\$ 63,000
Housing Activity Delivery Cost (CDBG/HOME underwriting)	\$ 60,000
Blight Inventory Survey – Phase II	\$ 116,000
TOTAL	\$ 1,223,000

PLANNING & PROGRAM ADMINISTRATION CAP (Amount cannot exceed 20% of \$5,260,167)	BUDGET
Community Development Administration	\$ 1,052,033

PROPOSED 2019 HOME DRAFT BUDGET



HOME ALLOCATION \$2,891,465	BUDGET
HOME Program Administration (10% set-Aside)	\$ 289,146
HOME CHDO Projects (15% Set-Aside)	\$ 443,720
HOME CHDO Operating (5% Set-Aside)	\$ 144,573
HOME Program Income (From Prior Years)	\$735,105
HOME Eligible Projects <ol style="list-style-type: none"> 1. Loans to Developers for affordable housing. 2. Funding to Community Housing Development Organizations (CHDO'S). 3. Tenant Based Rental Assistance, for At -Risk , homeless, and or special populations. 4. Funding for Transitional housing, At-Risk, homeless, and or special populations . 5. Down Payment Assistance to eligible homebuyers. 6. Loans to Developers for affordable rental housing rehabilitation or new construction. 	\$2,014,026
TOTAL	\$2,891,465

PROPOSED 2019 DRAFT BUDGET



EMERGENCY SOLUTIONS GRANT (ESG) ALLOCATION	BUDGET
Decatur Cooperative Ministry, Inc. (Rapid Rehousing- Emergency Shelter-Prevention, Homeless Prevention)	\$ 150,000
Rebecca's Tent (Emergency Shelter & Operations)	\$ 12,000
HMIS (HMIS)	\$ 35,025
Salvation Army Peachcrest (Homeless Prevention)	\$ 30,000
Salvation Army Red Shield (Rapid Re-Housing & Emergency Shelter Operations)	\$ 75,000
Traveler's Aid / HOPE Atlanta (Outreach -Emergency Shelter – Operations - Prevention)	\$ 104,296
Local Admin.	\$ 32,000
TOTAL	\$ 445,432

2019-2023 CONSOLIDATED PLAN & 2019 ACTION PLAN SCHEDULE

Date	Task	
JANUARY 31, 2019	2019-2023 Consolidated Plan Community Input Meeting Maloof Auditorium	CD Staff
April 1-30, 2019	Application period for the 2019 Annual Action Plan	
April 3, 2019 1:00pm-3:00pm	Annual Application and Technical Assistance Workshop Wesley Chapel Library	
April 11, 2019 6:00pm -7:30pm	Public Hearing on Community Needs Maloof Auditorium	CD Staff
June 14 th – July 14 th	Public Comment Period for the Draft 2019-2023 Consolidated Plan including the Draft 2019 Annual Action Plan	
June 20, 2019 10:00am	PECS Committee Meeting on 2019 Action Plan Budget	
June 20, 2019 6:00pm	Public Hearing on the Draft 2019-2023 Consolidated Plan including the 2019 Annual Action Plan	CD Staff
June 27, 2019 9:00am	Committee of the Whole on Draft 2019-2023 Consolidated Plan including the Draft 2019 Annual Action Plan	BOC
July 9, 2019	Receive BOC Approval for 2019-2023 Consolidated Plan including the 2019 Annual Action Plan	BOC
August 9, 2019	STATUTORY DEADLINE TO SUBMIT TO HUD. If this deadline is not met the County will not be eligible to receive it's funding.	HUD