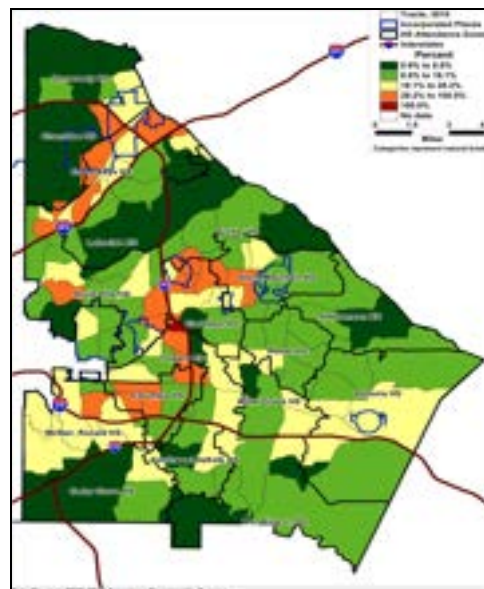
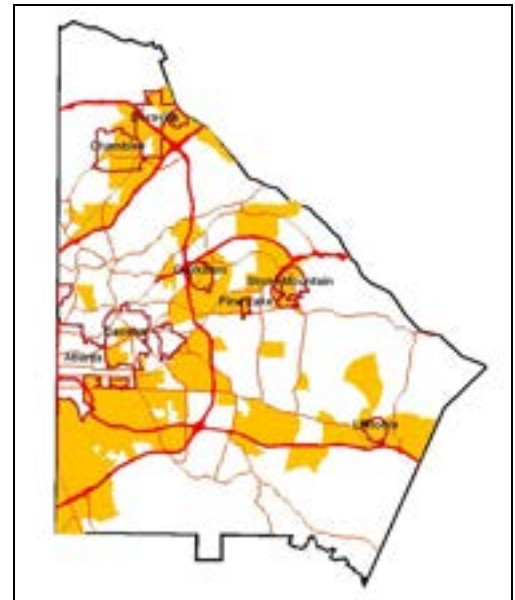
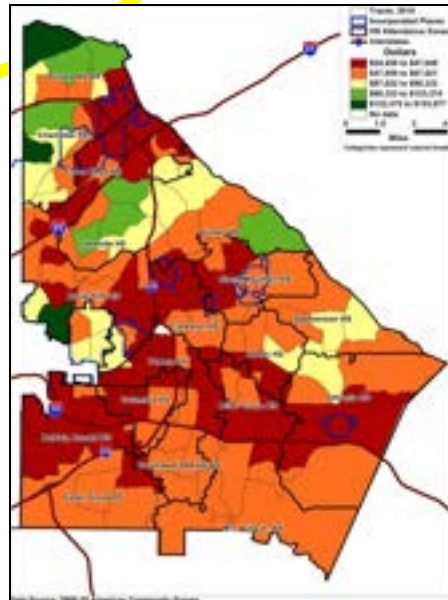




# THE 2024 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

DeKalb County, Georgia



RESPONSIBLE  
AGENCY:  
DEKALB COUNTY  
COMMUNITY  
DEVELOPMENT  
DEPARTMENT

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## CR-05 - Goals and Outcomes

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

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

- In 2024, DeKalb County committed \$1.6 million in HOME funds to this significant transit-oriented development, “Decatur East Phase II”, located at 515 East Freeman Street, Decatur, Georgia 30030. With an approximate total development cost of \$34 million, this project represents a substantial investment in the community. While the initial construction draw did not occur until January 2025, meaning these expenses aren't reflected in the 2024 IDIS expenditure records but will appear in 2025 reporting. This funding commitment demonstrates the County's ongoing dedication to affordable housing initiatives. Decatur East Phase II will transform a 0.73-acre site in the City of Decatur into a modern residential complex. The development features a single five-story building housing 80 apartments (72 one-bedroom and 8 two-bedroom units) and an integrated parking garage with 45 spaces. The building's architectural design incorporates a concrete structure at the Terrace Level with wood-framed construction for Levels 1 through 4.
- DeKalb County has consistently demonstrated excellence in implementing its CDBG-assisted activities in a timely manner. As of November 1, 2024, the county not only met but exceeded the required timeliness objective of 1.5 with an impressive ratio of 1.46. Maintaining compliance with the requirements outlined in 24 CFR 570.902 regarding CDBG performance has remained a top priority for DeKalb County. This commitment is evidenced by the county's strong track record of achieving the 1.5 timeliness ratio in previous years as well: 2023 (1.29), 2022 (1.34), and 2021 (1.34).
- The Community Development Department continued the Special Purpose Home Repair Deferred Payment Forgivable Loan Program which provides up to \$14,000 for roofing, plumbing, electrical, and HVAC home repair assistance to eligible, elderly (62 years, of age and older), or 21 years of age and disabled DeKalb County residents. In addition, \$2,000 has been made available to make homes handicap accessible, through the provision of grab bars and ADA toilets. Thirty (30) homes were completed in 2024
- Beautifying DeKalb County and eliminating blight remains a critical priority for County leadership, strategically addressed through the dedicated Blight Task Force. By leveraging the In Rem legal process, the County has developed a systematic approach to eradicating blighted properties. This comprehensive initiative brings together key departments—including Code Enforcement, Law, Planning and Sustainability, Community Development, and the CEO's office—working collaboratively to transform the county's urban landscape. Since 2017, DeKalb County has made substantial progress in addressing urban blight, successfully abating or demolishing more than 728 properties. The County's commitment continues in 2024, with 28 properties abated and 12 properties demolished, demonstrating an ongoing, targeted effort to revitalize and improve community spaces.

- Urban League of Greater Atlanta; DeKalb Small Business Micro-Enterprise Training Program –The DeKalb Micro-Enterprise/Entrepreneurship training program continued to thrive via virtual learning during the 2023-2024 cycle; in English and Spanish. The program graduated 24 students in 2024.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Decent Housing #1 - Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	500	0	0.00%	50	0	0.00%
Decent Housing #2 - Special Purpose Home Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	160	0	0.00%	35	0	0.00%
Decent Housing #3 - Homeownership Opportunities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%			
Decent Housing #4 - Housing Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	0	0.00%	300	0	0.00%

Decent Housing #5 - Homelessness Studies and Plans	Homeless	ESG: \$	Other	Other	5	0	0.00%	15	0	0.00%
Decent Housing #6 - Housing for Unsheltered	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	175	0	0.00%			
Decent Housing #7 - Homelessness Prevention	Homeless Non-Homeless Special Needs	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	781	0	0.00%	770	0	0.00%
Decent Housing #8 - Bridge Housing and ES	Homeless Non-Homeless Special Needs	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		2400	0	0.00%
Decent Housing #8 - Bridge Housing and ES	Homeless Non-Homeless Special Needs	CDBG: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	322	0	0.00%			
Decent Housing #9 - Coordinated Entry System	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2402	0	0.00%	100	0	0.00%
Economic Opportunity #1 - Business Attraction	Non-Housing Community Development	CDBG: \$	Other	Other	5	0	0.00%			

Economic Opportunity #2 - Section 108 Loan	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	1000	0	0.00%
Economic Opportunity #3 - Small Business Program	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%	75	0	0.00%
Economic Opportunity #4 - Job Training	Non-Housing Community Development	CDBG: \$	Other	Other	5	0	0.00%			
Economic Opportunity #5 - Small Business Incentive	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%			
Economic Opportunity #6 - Small Business Loan Fund	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	0	0.00%			

Program Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	1	0	0.00%	1	0	0.00%
SLE #1 - Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	0	0.00%	10000	0	0.00%
SLE #2 - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	1000	0	0.00%
SLE #3 - Broadband Access	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%			

SLE #4 - Summer Youth Programs	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	0	0.00%	300	0	0.00%
SLE #5 - Affordable Childcare	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0.00%	150	0	0.00%
SLE #6 - Demolition and Blight	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	200	0	0.00%	60	0	0.00%
SLE #7 - Special Purpose Home Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	175	0	0.00%			

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

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

**Note:** - Due to errors found within the Strategic Plan for the 2024 - 2028 Consolidated Plan, **For Table 1 (above); Please see Attachment #1 – Data Table**

In 2024, DeKalb County committed \$1.6 million in HOME funds to this significant transit-oriented development, “Decatur East Phase II”, located at 515 East Freeman Street, Decatur, Georgia 30030. With an approximate total development cost of \$34 million, this project represents a

substantial investment in the community. While the initial construction draw did not occur until January 2025, meaning these expenses aren't reflected in the 2024 IDIS expenditure records but will appear in 2025 reporting. This funding commitment demonstrates the County's ongoing dedication to affordable housing initiatives. Decatur East Phase II will transform a 0.73-acre site in the City of Decatur into a modern residential complex. The development features a single five-story building housing 80 apartments (72 one-bedroom and 8 two-bedroom units) and an integrated parking garage with 45 spaces. The building's architectural design incorporates a concrete structure at the Terrace Level with wood-framed construction for Levels 1 through 4.

DeKalb County has consistently demonstrated excellence in implementing its CDBG-assisted activities in a timely manner. As of November 1, 2024, the county not only met but exceeded the required timeliness objective of 1.5 with an impressive ratio of 1.46. Maintaining compliance with the requirements outlined in 24 CFR 570.902 regarding CDBG performance has remained a top priority for DeKalb County. This commitment is evidenced by the county's strong track record of achieving the 1.5 timeliness ratio in previous years as well: 2023 (1.29), 2022 (1.34), and 2021 (1.34).

The City of Doraville was awarded a CDBG funding to begin the construction of 500 linear feet of a 6-foot-wide sidewalk along Peachtree Industrial Blvd., in an amount not to exceed \$298,645. Construction is expected to begin during the first quarter of 2025.

The Community Development Department continued the Special Purpose Home Repair Deferred Payment Forgivable Loan Program which provides up to \$14,000 for roofing, plumbing, electrical, and HVAC home repair assistance to eligible, elderly (62 years, of age and older), or 21 years of age and disabled DeKalb County residents. In addition, \$2,000 has been made available to make homes handicap accessible, through the provision of grab bars and ADA toilets. Thirty (30) homes were completed in 2024

Beautifying DeKalb County and eliminating blight remains a critical priority for County leadership, strategically addressed through the dedicated Blight Task Force. By leveraging the In Rem legal process, the County has developed a systematic approach to eradicating blighted properties. This comprehensive initiative brings together key departments—including Code Enforcement, Law, Planning and Sustainability, Community Development, and the CEO's office—working collaboratively to transform the county's urban landscape. Since 2017, DeKalb County has made substantial progress in addressing urban blight, successfully abating or demolishing more than 728 properties. The County's commitment continues in 2024, with 28 properties abated and 12 properties demolished, demonstrating an ongoing, targeted effort to revitalize and improve community spaces.

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training program continued to thrive via virtual learning during the 2023-2024 cycle; in English and Spanish. The program graduated 24 students in 2024.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	1,390	19
Black or African American	4,238	120
Asian	109	0
American Indian or American Native	16	0
Native Hawaiian or Other Pacific Islander	11	0
<b>Total</b>	<b>5,764</b>	<b>139</b>
Hispanic	1	0
Not Hispanic	5,763	139

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	18
Asian or Asian American	413
Black, African American, or African	1
Hispanic/Latina/e/o	1
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>433</b>

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

## Narrative

**Note:** - Due to errors found within the Strategic Plan for the 2024 - 2028 Consolidated Plan, **Table 1:** (Accomplishments - Program Year & Strategic Plan to Date) located within the 2024 DeKalb County CAPER do not reflect the actual goals and outcomes. This attachment table is provided in order to demonstrate true goals and accomplishments.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	14,749,862	3,469,409
HOME	public - federal	13,033,409	254,975
ESG	public - federal	1,136,368	568,329

Table 3 - Resources Made Available

### Narrative

DeKalb County received an allocation of \$4,587,530 in CDBG funding in 2024, a remaining 2023 unexpended balance of \$10,062,195, \$78,364 returned to the Line-Of-Credit (as a result of a returned Section 108 recapture), plus reported \$21,773 in Program Income receipts for 2024. The County received an allocation of \$1,883,525 in HOME funding for 2024 and had a remaining unexpended balance of \$11,149,884 from 2023. The County received an allocation of \$398,776 in ESG funding for 2024 and had a remaining balance of \$737,592 from 2023.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Buford Highway Area (Chamblee and Doraville)	1	1	The City of Doraville was awarded \$298,645 in CDBG funding to construct 500 linear ft of sidewalks
Candler/McAfee Area	1	1	A variety of public service activities provided more suitable living environments for residents
Countywide	74	74	The Community Development Department continued the Special Purpose Home Repair Program
Memorial Drive (Clarkston and Stone Mountain)	7	7	A variety of public service activities provided fomore suitable living environments for residents
Scottdale Area	0	0	During 2024 CDBG funding was utilized to provide affordable childcare at the Scottdale ELC
Urban County - Municipalities	17	17	The City of Tucker was awarded \$300,000 in CDBG funding for an ADA activities

Table 4 – Identify the geographic distribution and location of investments

## Narrative

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## Leveraging

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

During 2024, the rise in construction costs and interest rates caused developers to delay construction plans. Therefore, there was no match liability.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	219,569
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	219,569
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	219,569

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

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

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

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

**Table 9 – Minority Owners of Rental Property**



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

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	322	102
Number of Non-Homeless households to be provided affordable housing units	625	0
Number of Special-Needs households to be provided affordable housing units	35	18
<b>Total</b>	<b>982</b>	<b>120</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	66
Number of households supported through The Production of New Units	100	0
Number of households supported through Rehab of Existing Units	35	30
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>185</b>	<b>96</b>

Table 12 – Number of Households Supported

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

DeKalb County's 2020–2024 Consolidated Plan and corresponding Annual Action Plans establish strategic goals to address a wide range of community development needs. These goals focus on expanding access to affordable housing, preventing homelessness, enhancing supportive services, and revitalizing low- to moderate-income neighborhoods. Funded through CDBG, HOME, ESG, and programs, these goals are informed by data analysis, public engagement, and HUD guidance.

During the 2024 program year, DeKalb County achieved substantial progress in advancing these goals. However, actual outcomes varied in some areas due to external factors and administrative constraints. While many targets were met, the targets not met were due to project delays

#### **Goals vs. Outcomes: Defined**

- **Goals** are forward-looking estimates based on anticipated funding levels, community need, and implementation capacity, typically set over a 1- to 5-year timeline.
- **Outcomes** reflect the actual number of households, individuals, or housing units assisted within the reporting period. Variances occurred due to market conditions, staffing capacity, compliance timelines, or other unforeseen barriers.

#### **Challenges Encountered During the 2024 Program Year**

1. **Rising Housing Development Costs:**  
Inflation, increased construction and labor costs, and limited contractor availability affected the affordability and timelines for housing construction and rehabilitation projects.
2. **Project Delays:**  
Environmental reviews, procurement timelines, and permitting requirements delayed the launch or completion of several housing and infrastructure activities.
3. **Service Delivery Capacity:**  
Staffing shortages and turnover among subrecipients and key service providers limited the County's ability to deliver services as quickly or as broadly as anticipated.
4. **Affordable Housing Supply Limitations:**  
Despite local policy changes to encourage more affordable development, a limited inventory of units affordable to extremely low-income households constrained the impact of TBRA and Rapid Re-housing programs.
5. **Compliance and Administrative Requirements:**  
Complex regulatory requirements, particularly under the HOME program, extended administrative processing timelines and limited the pace of fund disbursement.

Despite these challenges, DeKalb County remains committed to its mission of fostering equitable access to housing and services. Efforts are underway to carry forward delayed projects into the next fiscal year and to strengthen operational processes to improve future program performance.

#### **Discuss how these outcomes will impact future annual action plans.**

##### **Impact of Outcomes on Future Annual Action Plans**

The outcomes of the 2024 program year have provided valuable insight into DeKalb County's ongoing housing and community development needs, particularly among extremely low- moderate-income

households. These outcomes will play a critical role in shaping future Annual Action Plans by refining funding priorities, identifying areas of programmatic success, and revealing gaps in service delivery that must be addressed.

DeKalb County will use the data and trends identified in this CAPER to:

- **Adjust funding allocations** to target the most critical unmet needs, particularly for populations experiencing severe housing cost burdens or homelessness.
- **Strengthen capacity-building efforts** among subrecipients and partners to reduce implementation delays and expand service reach.
- **Continue to support policies** that expand the affordable housing supply, including zoning reforms, incentives for developers, and support for non-traditional housing models.
- **Enhance Coordinated Entry and data sharing**, especially for programs serving extremely low-income households, to ensure more equitable and efficient access to services.

These refinements will be reflected in the 2025 Annual Action Plan and beyond, with an emphasis on measurable outcomes and equitable program delivery.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	8
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>8</b>

**Table 13 – Number of Households Served**

## Narrative Information

As directed by HUD, the information represented above denotes "families" that gained benefit by income category. The data shown is represented in the DeKalb County 2024 PR-23 Activity Summary Reports for CDBG. The HOME numbers represent actual outcomes from 2024 . **Attachment #3; Part 1.** HOME numbers reflect the HOME definitions of income.

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

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

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

The County has made marked progress satisfying its objective of reducing and ending overall homelessness in the jurisdiction. Based on Homelessness Point-In-Time Count data, the County experienced a 22% reduction from 2023 to 2024, with a 62% overall reduction in overall homelessness since 2014. Responses provided by homeless individuals surveyed during the 2024 point in time count identified economic (low or no income), family (death, DV) and housing (lack of affordable) as the top three reasons for their homelessness, followed by chronic mental/physical health conditions.

The County used the services of 2 Outreach Specialists and collaborated with Veterans Administration, Emory University Community Nursing, DeKalb Code Compliance, DeKalb County Police, and other homelessness providers to reach homeless persons (especially unsheltered persons), assess their needs and provide services, emergency shelter and permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Two year-round shelters (Family and Domestic Violence) are located within the County's entitlement area. To expand the County's ability to shelter the homeless, the County contracted with shelters outside of the entitlement area to provide an additional 66 shelter beds for singles and families. Unsheltered persons were referred from coordinated entry or were engaged and transported from the streets or from cold weather warming stations to temporary, hotel-based shelter settings where participants were provided food, weather appropriate clothing and case management to assist them to move to permanent housing. At one point, the County expanded its capacity to serve the unsheltered homeless by providing more than 307 temporary emergency shelter beds. The County staffed non-congregate shelters with case managers to ensure that all sheltered individuals were appropriately assessed and provided the required mainstream services, employment opportunities, and health care (physical and mental) services to them in moving to housing and self-sufficiency.

In 2024, CoC's Coordinated Entry System (operated by DeKalb County Community Development) referred 394 households (including domestic) to emergency shelter while 52% of those referred did not accept the referral, 48% (189 households) accepted referral and received emergency shelter support.

Short term transitional housing for homeless persons with special needs continued to be available to homeless men and women in substance abuse recovery (Breakthru House – 18 beds), and homeless survivors of domestic violence (Safe Haven Transitional – 12 beds).

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

DeKalb County continues to collaborate with public institutions and systems of care to prevent individuals from being discharged into homelessness. Stakeholders responsible for discharge coordination include the DeKalb County Jail, Georgia State Board of Pardons and Paroles, Georgia Department of Behavioral Health and Developmental Disabilities, Department of Juvenile Justice, DeKalb County Department of Family and Children Services (DFCS), and the local court system.

In 2024, DeKalb County actively participated in the Georgia State Re-entry Committee, engaging in collaborative strategies with criminal justice and behavioral health partners to strengthen discharge planning. The Community Development Department worked closely with the DeKalb County Sheriff's Office to support individuals exiting the jail system by connecting them to temporary and permanent housing resources. The Department also collaborated with the Georgia State Board of Pardons and Paroles to promote understanding of ESG, CoC, and other program eligibility requirements and ensured that individuals were referred to Coordinated Entry for assessment and housing placement.

The DeKalb County DFCS is the designated system of care responsible for ensuring that youth in foster care are not discharged into homelessness. Youth who turn 18 and are not ready to transition to independent living or reunify with family are offered the opportunity to remain in extended care until the age of 24. During the 2024 program year, the DeKalb CoC continued its partnership with DFCS and CHRIS 180 to identify and assist youth ages 18–24 who are exiting foster care into homelessness. These partners provide a comprehensive continuum of care, including outreach, transitional living, and permanent housing support, particularly for youth who are parenting or involved with the juvenile justice or mental health systems.

DeKalb County's collaborative discharge coordination efforts are guided by the shared goal of preventing homelessness. Together with its partners, the County continues to develop and implement discharge protocols that ensure individuals exiting institutional settings have access to safe, stable housing and appropriate support services.

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

In 2024, the County continued to collaborate with the DeKalb CoC and administered the operation of the CoC Coordinated Entry System (CES). The Department supervised a dedicated call center which served as the primary access point for DeKalb citizens who were experiencing or are at risk of homelessness. During 2024, the CES call center received more than 12,000 calls for housing assistance. Call Center Specialists assessed and prioritized requests for housing assistance based on the highest level of need and vulnerability with a goal of shortening the length of time homeless. Each person served through CES was referred to an ESG or CoC funded project for emergency shelter, permanent housing through rapid rehousing, or permanent supportive housing with case management to increase housing stability and prevent a return to homelessness. To ensure that participants quickly received services, the CoC and County established required times for submission of referrals to agencies and response times from agencies.

The County used ESG funds to prevent homelessness. The County provided funds to Family Heritage, Our House, Partnership for Community Action (PCA), Project Community Connections, Inc (PCCI), The Salvation Army – PeachCrest, Center for Pan Asian Community Services, Latin American Association, New Life Community Center, and St Vincent de Paul). The County assisted households who were at-risk of homelessness because they were doubled up or living in the home of another person because of economic hardship, living in a hotel or motel or living in over-crowded conditions. Using ESG funds, the County funded case management and rental assistance to 46 households to prevent homelessness and facilitate housing stability. During 2024, when homelessness could not be prevented, the Department provided emergency shelter to 191 unsheltered individuals, including chronic, veterans, families, and unaccompanied youth. The County provided funds for ESG rapid re-housing and case management for 27 households.

The County leveraged HOME funds to require a proportion of HOME units be available for referrals from the CoC Coordinated Entry system. Negotiations for housing units at Decatur East Phase II. However, the County did not complete the commitment process until January 2025.

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

### **Actions taken to address the needs of public housing**

In DeKalb County, the Lithonia Housing Authority is the only Public Housing Authority (PHA) that maintains traditional public housing units within its portfolio. Throughout 2024, DeKalb County continued to encourage the Lithonia Housing Authority to enhance resident engagement by creating expanded opportunities for residents to take an active role in the management and operations of their housing community. This effort reflects the County's ongoing commitment to supporting resident empowerment and capacity-building within public housing.

DeKalb County also sustained its collaborative efforts with all three local PHAs—the Housing Authority of DeKalb County, the Decatur Housing Authority, and the Lithonia Housing Authority. The County's Community Development Department worked to ensure that these agencies remained fully informed of available federal, state, and local housing resources, including those supported through the HOME, ESG, and CoC programs. These ongoing partnerships are part of a broader strategy to coordinate housing assistance and ensure that PHA clients are consistently connected to programs that support long-term housing stability and economic self-sufficiency.

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

DeKalb County continues to support the engagement of public housing residents and the coordination of services with local Public Housing Authorities (PHAs). In 2024, the Lithonia Housing Authority, the only PHA in the County with public housing units in its inventory, held three virtual meetings with its residents. These meetings focused on resident empowerment and included informational sessions on homeownership opportunities through the Housing Choice Voucher (HCV) Homeownership Program, as well as training in personal finance, budgeting, and credit rebuilding.

During each meeting, Lithonia Housing Authority staff also informed residents about changes to the public housing program, specifically the transition from Public Housing to the Rental Assistance Demonstration (RAD) program. Residents were provided with guidance and resources to help prepare for this shift, emphasizing transparency and informed decision-making.

Importantly, residents were continuously encouraged to become involved in the Resident Advisory Board (RAB), which meets monthly to provide feedback on resident needs and Housing Authority operations. The RAB also assists with implementing initiatives to support resident well-being and improve the living environment.

Although the Housing Authority of DeKalb County and the Decatur Housing Authority no longer manage public housing units, DeKalb County maintains ongoing collaboration with both agencies. The County ensures all three PHAs remain apprised of available housing resources and support programs through



HOME, ESG, and CoC funding. This sustained coordination helps promote equitable access to housing resources for voucher holders and low-income households throughout DeKalb County.

**Actions taken to provide assistance to troubled PHAs**

There are no troubled PHAs in DeKalb County.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

In 2024, the County collaborated with housing officials, developers, internal departments, agencies, and housing authorities to identify and develop mechanisms to eliminate barriers to affordable housing. The County continued to update its comprehensive plan that includes housing policies and strategies to address the best locations to accommodate the growing need for senior housing and methods of implementing density bonuses for affordable housing near activity centers as follows:

DeKalb County continues to implement and expand policies that address regulatory and market barriers to the development and preservation of affordable housing. The following initiatives reflect the County's **ongoing efforts** to support housing affordability, accessibility, and choice:

- **Ongoing implementation of reduced minimum unit sizes for multifamily housing**
- Following the January 2023 approval of Ordinance 2022-2542, the County continues to support conversions of high-rise structures in O-I (Office-Institutional) zoning districts into multifamily units by allowing minimum unit sizes as low as 400 square feet. This provision helps reduce construction costs and supports the development of **smaller, more affordable studio apartments**, particularly in high-demand areas such as Regional Centers, Town Centers, Neighborhood Centers, and Suburban zones.
- **Ongoing efforts to reduce minimum unit size requirements for single-family homes**
- Ordinance 2024-0815, currently under review, proposes a reduction in the minimum required unit size in R-75 and R-85 zoning districts from 1,600–1,800 sq. ft. to 1,400 sq. ft. The objective is to promote a wider range of home sizes and create more entry-level housing options in unincorporated DeKalb County.
- **Ongoing expansion of cottage-style housing options**
- Following the December 2023 adoption of Ordinance 2022-2270, the County is facilitating the development of cottage-style units, now permitted by-right in R-60, MR-1, MR-2, HR1–3, and RNC districts. With unit sizes ranging from 350 to 1,200 square feet, these homes offer lower-cost alternatives for households seeking smaller, more manageable living spaces, while addressing changing housing preferences and demographics.
- **Ongoing implementation of the Workforce Housing Development Program**
- Ordinance 2023-0185 supports the voluntary development of workforce housing through density bonuses and incentives for eligible projects. The County continues to promote this program to developers targeting households earning 60%–120% of AMI, with a focus on workers in essential sectors such as healthcare, education, public safety, retail, and hospitality. Priority development areas include employment hubs, transit-accessible corridors, and locations aligned with Livable Centers Initiative (LCI) studies and Small Area Plans.

- **Ongoing advancement of Transit-Oriented Developments (TOD)**
- Following the April 2023 adoption of the County's TOD Guidelines (Ordinance 2022-2540), DeKalb County is continuing work on TOD master plans at Kensington and Indian Creek MARTA stations.
- These projects aim to increase residential density near transit, promote walkability, and integrate mixed-use development with public spaces and green infrastructure.
- The TOD strategy supports affordable housing development, reduces reliance on private vehicles, and positions the County to leverage additional federal transportation and housing funding.

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

To address obstacles to meeting underserved needs the County continued the actions shown below.

- Continued CDBG funding of Atlanta Legal Aid to assist those at risk of fraud or in danger of losing their homes, especially senior citizens.
- Continued housing programs targeted at satisfying underserved needs: Owner-Occupied Special Purpose Home Repair and Emergency Solutions Grant Program.
- Supported the development of rental housing affordable for at or below 50% AMI.
- Supported agencies that provide supportive services aimed at the low-income population.
- Used ESG funds to provide Non-congregate Temporary Emergency Shelter and wrap around services to unsheltered households to increase safety and offer greater opportunity for permanent sustainable housing.
- Negotiated with developers of HOME assisted projects to accept referrals for HOME units from the CoC Coordinated Entry system.
- Collaborated with DeKalb Housing Authority to develop a plan for the referral of households for Emergency Housing Vouchers and Housing Choice Vouchers.
- Collaborated with the U. S. Department of Veterans Affairs for the referral of veterans for VASH vouchers.
- Entered into an MOU with DeKalb Housing Authority to allow DeKalb Coordinated Entry to refer households for Emergency Shelter Vouchers and collaborated with the Housing Authority to ensure that households received housing location assistance and other supportive services.

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

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

The Community Development Department's policy of collaborating with DeKalb County Code Compliance and the DeKalb County Board of Health to identify cases of children with elevated blood

lead levels continued. 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. County representatives have attended recent HUD sponsored lead-based paint training sessions.

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

1. The Board of Health's Division of Environmental Health continues to actively educate and train community groups and other members of the low to-moderate-income focused populations to actively address lead hazard awareness and poisoning in their neighborhoods. They work to increase public awareness of this issue by making available brochures and speakers and providing consultations relating to prevention, testing, and property assessment.
2. The Board of Health continues to conduct environmental investigations when children with elevated blood levels are referred to them to determine the source of the lead poisoning. These may include XRF analysis, paint/dust/soil sample collection, risk assessment, and recommendations for housing of the affected children.
3. The Board of Health continues to collect data based upon the age of housing and the location of lead poisoning cases in order to focus their testing and educational efforts in those areas where the needs are greatest.

HUD's Lead-based paint regulation is fully incorporated into DeKalb County's homeowner repair programs. All rehabilitation/repair of properties funded through, CDBG and HOME Programs and rental assistance supported by ESG and CoC programs will continued to address the reduction of lead-based hazards. The Housing Programs Manager attended HUD's most recent Lead-based paint training series.

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

- Continued funding for Atlanta Legal Aid to assist residents at risk of housing displacement, with a particular focus on senior citizens vulnerable to eviction or foreclosure.
- Collaborated with the Housing Authority of DeKalb County to facilitate referrals for Emergency Housing Vouchers (EHVs) and Housing Choice Vouchers (HCVs), expanding access to stable housing for eligible individuals and families.
- Sustained public outreach efforts to increase awareness of foreclosure prevention resources, mortgage fraud risks, and available housing assistance, encouraging early intervention for those at risk.
- Continued implementation of targeted housing programs, including the Special Purpose Home Repair Program and the Emergency Solutions Grant (ESG) Program, to assist vulnerable households with urgent housing needs.
- Supported the development of affordable rental housing for households earning 50% or less of the Area Median Income (AMI) through public-private partnerships and funding alignment.
- Partnered with local service providers and WorkSource DeKalb to connect low-income residents

to employment and job training opportunities, enhancing household income and economic mobility.

- Provided ongoing support to community agencies offering case management and supportive services to low-income individuals and families, helping address underlying barriers to housing stability.
- Implemented an economic development loan program to support small business development and entrepreneurship among residents, contributing to local economic resilience.
- Collaborated with county officials, developers, community-based organizations, and other stakeholders to advance strategic planning for the expansion of affordable housing throughout DeKalb County.
- DeKalb County was awarded \$7.8 million in HOME-ARP funds to further its commitment to serving individuals and families experiencing or at risk of homelessness and other qualifying populations through tenant-based rental assistance (TBRA) and supportive services.
- Following approval of the HOME-ARP Allocation Plan by both HUD and the DeKalb County Board of Commissioners, the County initiated the implementation of program infrastructure, including administrative processes, service delivery protocols, and compliance procedures.
- The HOME-ARP new efforts are focused on promoting long-term housing stability, removing systemic barriers, and ensuring equitable access to services and resources across eligible populations.
- As of 2024, DeKalb County executed contracts with multiple partner agencies to deliver HOME-ARP-funded programs, each focused on addressing financial, educational, and housing-related barriers faced by high-need populations.
- The County also provided ongoing compliance training and technical assistance to stakeholders and subrecipients, ensuring transparent program implementation and adherence to federal guidelines.

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

The County worked collaboratively to implement Annual Action Plan activities. This approach addressed services aimed at enhancing the coordination among services agencies, housing agencies, private and public sector agencies to address the County's most critical needs which include: Affordable Decent Housing, Public Infrastructure Needs, Community Facilities, Public Services, Human Services and Expanded Economic Opportunities for low to moderate-income persons. These collaborative efforts have assisted in the successful development of coherent and effective services delivery programs for low-income households throughout the County.

During the COVID-19 Virus pandemic, the County worked closely with the Board of Health, Community Service Board, and local providers to ensure that structures were in place to test low-income and homeless households and deliver services, food, and vaccinations. Additionally, the County collaborated to ensure that homeless households could access non-congregate housing during the pandemic. These practices are ongoing, beyond the Covid-19 era.

Actions to develop institutional structure included but were not limited to developing strong institutional links with the following internal and external entities in jointly undertaking vitally needed community development activities.

- Continuum of Care Providers
- Formerly homeless individuals
- Over 20 non-profit public service provider agencies
- A consortium of non-profit community housing development agencies, non-profit and for-profit affordable housing developers
- Chief Executive Officer and staff
- Board of Commissioners and staff
- County departments including Planning, Finance, Purchasing & Contracting, Facilities Management, Legal, Parks and Recreation, Public Safety, Human Development, Code Enforcement, and Public Works
- DFACS
- DeKalb Board of Health
- DeKalb Community Services Board
- DeKalb Community Development Advisory Council
- Decatur Housing Authority
- Keep DeKalb Beautiful
- DeKalb Housing Authority
- Lithonia Housing Authority
- Georgia Department of Community affairs
- Municipalities in DeKalb
- DeKalb County Development Authority
- DeKalb Office of Neighborhood Empowerment
- Region IV Federal Interagency Council
- DeKalb WorkSource Development
- Colleges and Universities

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

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

- The Community Development Department served as the Collaborative Applicant for the County's Homelessness Continuum of Care. The Department convened regularly scheduled committee and Continuum-wide meetings where organizations discussed relevant issues and recommended strategies to improve housing and service opportunities for low and extremely low-income households. The Department collaborated with agencies to develop homelessness mitigation strategies and submitted the annual application to HUD for homelessness assistance funding for agencies.
- The County collaborated with the Regional Commission on Homelessness and participated in national and regional efforts to mitigate homelessness.
- The County collaborated with the Decatur Housing Authority, New Life Church, and United Way of Metropolitan Atlanta to develop strategies to move low and extremely low-income individuals and families from motels to permanent housing with financial assistance and sustained case management.
- The Community Development staff provided support to programs hosted by local churches and civic associations for home buyer education seminars, down payment assistance programs, and predatory lending and foreclosure issues. Community Development worked closely with other organizations to address senior citizen services and senior citizens service delivery issues.
- To reduce blight, eliminate environmental hazards, and improve the housing stock that is affordable to low-income households, the County continued operating a Multi-family Task Force. This task force focused on working with landlords to mitigate health, fire, and code violations. The task force included representatives from the Board of Health, the County's Police, Fire, Code Enforcement, Community Development Departments, and the DeKalb County.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Analysis of Impediments provides a listing of recommended steps to overcome perceived impediments (*page 108-111 of the DeKalb County 2024 Analysis of Impediments to Fair Housing Choice; See Table23 - "Fair Housing Goals and Activities"*). Listed In **attachment #3** are those perceived impediments as well as the actions the County took to mitigate them during 2024.

## **CR-40 - Monitoring 91.220 and 91.230**

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

### **CDBG:**

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

- Monthly reimbursements reviewed to determine appropriate expenditures and allowable expenses.
- Require agencies to submit monthly direct benefit data.
- Send agencies letters informing them of virtual monitoring, the areas that will be reviewed, and upload instructions.
- Davis-Bacon site visits are conducted on capital improvement projects to ensure adherence.
- The County reimburses agencies for expenses only when the agency complies with the requirements of the contract.

Monitoring reinforces the communication between the County and the various agencies participating directly in the implementation of the Consolidated Plan. During 2024, biennial virtual monitoring of 11 agencies was conducted. Desk audit monitoring was also performed and is ongoing.

### **HOME:**

Monitoring reviews include but are not limited to an examination of the following:

- Initial tenant documentation
- Tenant recertification documentation
- Household composition
- Documentation to verify income
- Recertification timeliness
- Written Tenant Selection Criteria



- Copies of any Affirmative Marketing/Advertisements done in the previous year
- Letters of notification to tenants evicted or moved out in the last 12 months
- Listing of applications for occupancy/waiting list, if applicable
- Letters of Rejection to applicants not accepted for tenancy
- A current Rent Roll
- Copies of All Compliance Reports
- Copy of Current HOME Income Limits
- Copy of Current HOME Rents
- Copy of Current Utility Allowances
- Copy of the HOME addendum to the lease
- Physical inspections of 15-20% of the HOME units

In 2024, the Housing Division of the Community Development Department introduced an innovative multi-disciplinary approach to project monitoring, particularly for HOME-funded properties. Beyond traditional desk audits and file reviews, the department joined a Multi-Family Taskforce comprising experts from diverse disciplines, including Code Enforcement, Fire Marshall's Office, Chief Building Officer, Health Department, Police Department, and Community Development.

The taskforce's comprehensive strategy extends beyond HOME-funded projects to include a systematic review of all multi-family properties in DeKalb County. This collaborative approach ensures rigorous inspections that cover both interior and exterior property conditions, thoroughly assessing compliance with Building, Fire, and Health Codes.

#### **ESG:**

Community Development staff performed desk monitoring and virtual monitoring during 2024 for eight (8) funded ESG programs.

Going forward Community Development has developed a Monitoring Strategy for its ESG Program.

ESG programs that includes (a) desk monitoring, with risk assessment, (b) on site.

monitoring, (c) monitoring calendar/schedule and (d) administrative processes to be followed by staff during and after the on site monitoring.

On a quarterly basis, program providers will be required to provide progress reports, which are reviewed for compliance. Programs are monitored at least once a year. A site review, held quarterly, is scheduled with the program providers.

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

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

DeKalb County complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in the federal regulations 24CFR91.105. Notification of the draft 2024 Consolidated Annual Performance Evaluation Report (CAPER) was published in the County's legal organ (The Champion Newspaper) and in the public notice section of the Community Development Department's website. Draft copies of the 2024 DeKalb County CAPER, along with comment forms, were placed in four public libraries across the County and made available at the Community Development Department office. **See Attachment #1**

**CR-45 - CDBG 91.520(c)**

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

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

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In 2024, the Housing Division of the Community Development Department introduced an innovative multi-disciplinary approach to project monitoring, particularly for HOME-funded properties. Beyond traditional desk audits and file reviews, the department joined a Multi-Family Taskforce comprising experts from diverse disciplines, including Code Enforcement, Fire Marshall's Office, Chief Building Officer, Health Department, Police Department, and Community Development.

The taskforce's comprehensive strategy extends beyond HOME-funded projects to include a systematic review of all multi-family properties in DeKalb County. This collaborative approach ensures rigorous inspections that cover both interior and exterior property conditions, thoroughly assessing compliance with Building, Fire, and Health Codes. Notably, while no issues were identified in HOME-funded properties, the taskforce discovered significant violations among non-HOME properties. Property owners found in violation received citations, with appropriate cases being adjudicated through Magistrate Court, thereby maintaining high standards of property management and community safety.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

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

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

The IDIS PR 09 report indicates that the County did not receive program income during 2024.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable**

**housing). 24 CFR 91.320(j)**

Through collaborative meetings with the DeKalb Development Authority, DeKalb Planning and Sustainability Department, housing developers and agencies, as well as virtual participation in the Regional Housing Task Force and Regional Housing Forum, the County sought to identify affordable housing needs and methods of addressing those needs. The County also collaborated with the State staff that administered LIHTC to understand its requirements and ensure that the County could work with developers to satisfy those requirements. As a result of the County's collaboration, the State agreed to list DeKalb County CoC Coordinated Entry as a referring entity to refer potential tenants to LIHTC properties. This status provides extra application points for LIHTC applicants and a path for homeless and formerly homeless individuals to obtain housing.

In 2024, developers experienced delays due to rising construction and financing costs. Consequently, the County was delayed in approving HOME commitments until developers could obtain firm financing. The County met with developers and other financing partners, including the State (LIHTC and Bonds) to fully understand project financing requirements.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0		
Total Section 3 Worker Hours	0	0	0		
Total Targeted Section 3 Worker Hours	0	0	0		

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0		
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0		
Direct, on-the job training (including apprenticeships).	0	0	0		
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0		
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0		
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	0	0		
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0		
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0		
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0		
Held one or more job fairs.	0	0	0		
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0		
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0		
Assisted residents with finding child care.	0	0	0		
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0		
Assisted residents to apply for, or attend vocational/technical training.	0	0	0		
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0		
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0		
Provided or connected residents with training on computer use or online technologies.	0	0	0		
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0		
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0		

Other.	0	0	0		
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

### **CDBG Narrative:**

Data (where provided) in the above listed chart illustrates the procurement efforts on behalf of DeKalb County to facilitate Section 3 activity. During 2024, one (1) contract was awarded to municipalities or non-profit entities within DeKalb County, where section 3 was triggered. Technical Assistance was provided to The City of Doraville, in the preparation of their bid advertisement to include Section 3 language.

### **HOME Narrative:**

HOME projects were delayed during 2024, due to rising construction and financing costs. Consequently, the County was delayed in approving HOME commitments until developers could obtain firm financing.; therefore the County cannot report on Section 3 activity for Home Projects.

### **ESG Narrative:**

DeKalb County did not use ESG funds in a manner that triggers Section 3.