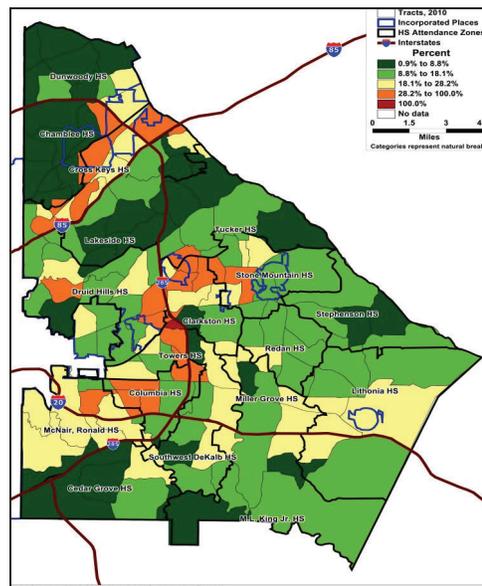
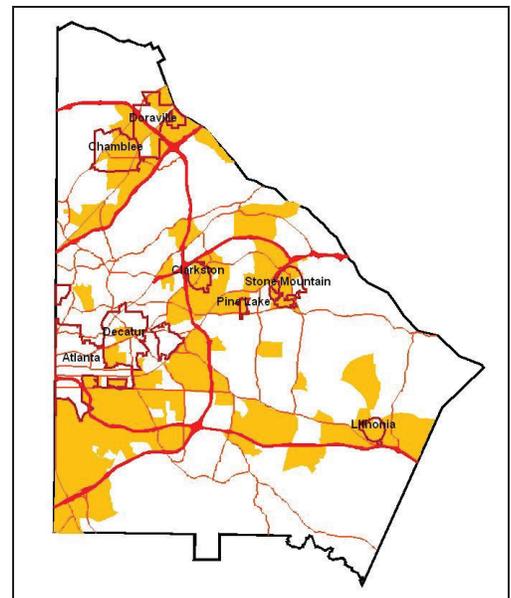
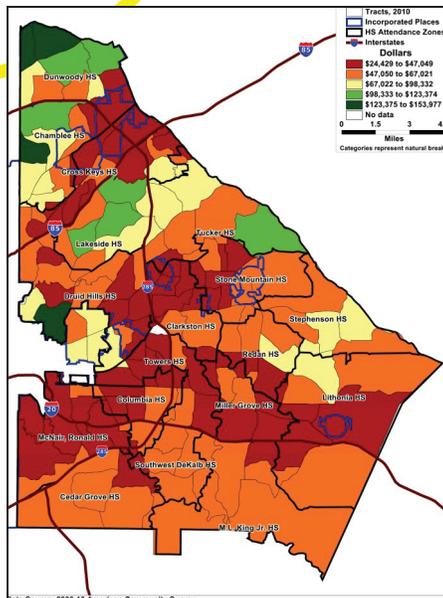




# THE 2025 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER DRAFT)

## DeKalb County, Georgia



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

**178 Sams Street  
 Decatur GA 30030**

**Phone: 404-371.2727  
 Fax: 404-371.2742**

## 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.

The year 2025 marked the second year of the DeKalb County 2024 - 2028 Consolidated Plan for HUD Programs. The year 2025 marked the first year under the new CEO, Lerraine Cochran-Johnson. Under the Cochran-Johnson administration coupled with the leadership for the DeKalb County Board of Commissioners, DeKalb County has re-established pre-covid levels of operation and service to the citizens. DeKalb County has successfully leveraged available HUD funding to the benefit of all DeKalb County citizens and stakeholders.

Many of the goals and objectives accomplished in 2025 are highlighted below:

- [HOME PROJECT]
- [HOME PROJECT]
- During 2025, Community Development Block Grant (CDBG) Plan initiatives and funding focused on completing a number of significant Capital Improvement projects that are administered jointly with other County departments and municipalities. The County entered its fourteenth [15th] year of the 20 year repayment schedule for a HUD Section 108 Loan Guarantee (\$14,000,000) which was approved for the design and construction of three Senior/ Community Centers in distinct areas of the county (The Central DeKalb Senior Center, the South DeKalb Community/Senior Center, and the North DeKalb Community/Senior Center).
- Mortgage Assistance Program assisted 182 individuals with CDBG-CV mortgage relief funds. The Urban League of Greater Atlanta, Inc. and Atlanta Legal Aid, Inc. in partnership with Our House, Inc. received contracts in the in the aggregate amount of \$2.2 million during the 3<sup>rd</sup> quarter of 2022 to provide DeKalb citizens with much needed assistance. As of the end of the fourth quarter 2025, with 100% of funds having been disbursed and drawn down.
- The City of Doraville was awarded a CDBG funding for 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 was completed in the fourth quarter of 2025.
- Community Development Block Grant funds in the amount of \$250,000 were provided to the City of Tucker for the purchase and installation of ADA park improvements at Fitzgerald Park. The Park materials were procured and installed during the fourth quarter of 2025 and the City of Tucker will have a ribbon cutting ceremony during the second quarter of 2026.
- Community Development Block Grant funds in the amount of \$50,000 were provided to the City of Tucker for the execution of an ADA Transportation Plan. The funding was awarded in the fourth quarter of 2025 and the anticipated completion date for the transporaton study is third quarter of 2026.

- The City of Stone Mountain was awarded \$300,000 to make improvements to V.F.W. Park located at 888 Gordon Street, Stone Mountain, GA 30083. The CITY will renovate the park to include the addition of a pavilion with a lawn, a natural play area, with new trees and shrubs, new parking areas, and much needed drainage for stormwater and irrigation improvements. All improvement will be ADA accessible, making it more accessible to individuals with disabilities.
- The City of Stonecrest was awarded \$500,000 in CDBG funds for the to complete a new sidewalk construction project spanning 4,752 linear feet (.9) mile within the City of Stonecrest on Fairington Road. Construction of sidewalks along Fairington Road is a high priority for the City of Stonecrest. Fairington Road has ten MARTA Bus Stops and several apartments dwellings along the south side of the road. This initiative aims to enhance pedestrian safety and connectivity in these underserved areas. The starting point is 5665 Fairington Road and the ending point is 2861 Fairington Road. There have been several accidents within this stretch of Fairington Road including one fatality.
- The City of Lithonia was awarded \$204,000 in CDBG funds for the construction of a new sidewalk construction project spanning 1,492 linear feet (.28 mile) within the City of Lithonia. This initiative aims to enhance pedestrian safety and connectivity in this underserved area. The CDBG request from the City of Lithonia is for a portion of the “Sidewalk Network” the City is planning. The request is to construct a 942 LF(linear feet) of sidewalk on Parkway Drive from Main Street to Park Drive. This sidewalk will be constructed within the existing city owned rights-of-way and will be 5 feet wide and 4 inches thick.
- 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 2025, 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 2024-2025 cycle; in English and Spanish. The program graduated 34 students in 2025.

**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) (Will populate – Need Direct Benefit Data) LIAISON MUST POPULATE DATA IN IDIS FOR EACH ACTIVITY!!!)**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Decent Housing Goal #1 - Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	600	0	0.00%	500	0	0.00%
Decent Housing Goal #2 - Homeownership Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	0	0.00%	70	0	0.00%
Decent Housing Goal #3 - Housing for Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	26	0	0.00%	26	0	0.00%
Decent Housing Goal #4 - Homelessness Prevention	Homeless	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	140	0	0.00%	170	0	0.00%
Decent Housing Goal #4 - Homelessness Prevention	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	705	0	0.00%	500	0	0.00%
Decent Housing Goal #5 - Rental Assistance	Affordable Housing	HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	800	0	0.00%			

Economic Opportunity Goal #1 - Jobs	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	150	0	0.00%			
Economic Opportunity Goal #1 - Jobs	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	250	0	0.00%			
Economic Opportunity Goal #2 - Training	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	50	0	0.00%			
Economic Opportunity Goal #2 - Training	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0		20	0	0.00%
Economic Opportunity Goal #3 - Econ Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	0	0.00%			
Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$430469 / ESG: \$33641	Other	Other	1	0	0.00%	1	0	0.00%

SLE Goal #1 - Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	30000	0	0.00%
SLE Goal #2 - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1200	0	0.00%
SLE Goal #2 - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%			
SLE Goal #3 - Senior/Youth/Other Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2400	625	26.04%	1200	625	52.08%

SLE Goal #4 - FH/Housing Counseling/Legal Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		125	0	0.00%
SLE Goal #4 - FH/Housing Counseling/Legal Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	0	0.00%			
SLE Goal #4 - FH/Housing Counseling/Legal Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		10	0	0.00%
SLE Goal #5 - Homeless Supportive Service/Case Mgt	Homeless	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%	300	0	0.00%
SLE Goal #5 - Homeless Supportive Service/Case Mgt	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	0	0		1200	0	0.00%
SLE Goal #6 - Demolition and Blight Clean-Up	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	240	0	0.00%	60	0	0.00%

SLE Goal #7 - Section 108 Loan Repayment	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1000	0	0.00%
SLE Goal #7 - Section 108 Loan Repayment	Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%			
SLE Goal #8 - Capacity Building	Non-Housing Community Development	CDBG: \$	Other	Other	5	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, **Table 1:** (Accomplishments - Program Year & Strategic Plan to Date) located within the 2025 DeKalb County CAPER do not reflect the actual goals and outcomes. This attachment table is provided in order to demonstrate true goals and accomplishments.

During 2025, Community Development Block Grant (CDBG) Plan initiatives and funding focused on completing a number of significant Capital Improvement projects that are administered jointly with other County departments and municipalities. The County entered its fourteenth [15th] year of the 20 year repayment schedule for a HUD Section 108 Loan Guarantee (\$14,000,000) which was approved for the design and construction of three Senior/ Community Centers in distinct areas of the county (The Central DeKalb Senior Center, the South DeKalb Community/Senior Center, and the North DeKalb Community/Senior Center).

Mortgage Assistance Program assisted 182 individuals with CDBG-CV mortgage relief funds. The Urban League of Greater Atlanta, Inc. and Atlanta Legal Aid, Inc. in partnership with Our House, Inc. received contracts in the in the aggregate amount of \$2.2 million during the 3<sup>rd</sup> quarter of 2022 to provide DeKalb citizens with much needed assistance. As of the end of the fourth quarter 2025, with 100% of funds having been disbursed and drawn down.

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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-four (34) homes were completed in 2025.

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 continued in 2025, 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 2024-2025 cycle; in English and Spanish. The program graduated 34 students in 2025.

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

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

91.520(a) )

	CDBG	HOME	ESG
White	47	0	0
Black or African American	491	6	0
Asian	42	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
<b>Total</b>	<b>580</b>	<b>6</b>	<b>0</b>
Hispanic	1	0	0
Not Hispanic	579	6	0

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

### Narrative

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

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal		
HOME	public - federal		
ESG	public - federal		

**Table 3 - Resources Made Available**

### Narrative

DeKalb County received an allocation of \$\_\_\_\_\_ in CDBG funding in 2025, a remaining 2024 unexpended balance of \$\_\_\_\_\_, \$\_\_\_\_\_ returned to the Line-Of-Credit (as a result of a returned Section 108 recapture), plus reported \$\_\_\_\_\_ in Program Income receipts for 2025. The County received an allocation of \$\_\_\_\_\_ in HOME funding for 2025 and had a remaining unexpended balance of \$\_\_\_\_\_ from 2024. The County received an allocation of \$\_\_\_\_\_ in ESG funding for 2025 and had a remaining balance of \$\_\_\_\_\_ from 2024.

### 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		The City of Doraville leveraged \$298,645 in CDBG funding to complete construction of 500 linear feet of sidewalks on Peachtree Blvd. during the first quarter of 2025.
Candler/McAfee Area	3		A variety of public service activities provided more suitable living environments for residents in the Candler/McAfee Area.
Countywide	65		The Special Purpose Home Repair Deferred Payment Forgivable Loan Program provides up to \$14,000 home repair assistance to eligible, elderly (62 years, of age and older) or 21 years of age and disabled DeKalb County residents.

Memorial Drive (Clarkston and Stone Mountain)	3		A variety of public service activities provided for more suitable living environments for residents in the Memorial Drive (Clarkston & Stone Mountain) Area
Scottdale Area	1		During 2025 CDBG funding was utilized to provide affordable childcare at the Scottdale Early Learning Center.
Urban County - Municipalities	27		The City of Tucker leveraged \$250,000 in CDBG funding to purchase of ADA Playground Equipment for Fitzgerald park during 4 <sup>th</sup> Quarter 2025.

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

DeKalb County allocates and invests resources throughout the County. The priority communities are: Buford Highway (areas near and around Doraville), Memorial Drive (Clarkston and Stone Mountain areas), the Candler/McAfee ( East Lake and Scottdale areas), and the Scottdale Area. The majority of low- and moderate-income block groups are located within those priority communities. In 2025, DeKalb County committed \$1.6 million in HOME funds to....(NEED HOME INFORMATION)

In 2025, the County made a loan repayment of \_\_\_\_\_ towards the \$14 million HUD Section 108 loan we secured in 2010. The County paid its annual loan/bond repayment of of \$\_\_\_\_\_ and showed additional stewardship in reducing the County’s debt by making an additional defeasance payment of \$\_\_\_\_\_ towards principal and interest. DeKalb Mortgage Assistance Program assisted 263 individuals with CDBG-CV mortgage relief funds. The Urban League of Greater Atlanta, Inc. and Atlanta Legal Aid, Inc. in partnership with Our House, Inc. received contracts in the in the aggregate amount of \$2.2 million during the 3<sup>rd</sup> quarter of 2022 to provide DeKalb citizens with much needed assistance. The program terminated at the end of the 4<sup>th</sup> quarter 2025, and \$2 million has been disbursed. The City of Doraville completed the construction of 500 linear feet of a 6-foot-wide sidewalk along Peachtree Industrial Blvd. utilizing \$298,645. Construction was completed during the 4<sup>th</sup> quarter of 2025. Community Development Block Grant funds in the amount of \$250,000 were provided to the City of Tucker for the purchase and installation of ADA park improvements at Fitzgerald Park. The Park materials were procured and installed during the fourth quarter of 2025 and the City of Tucker will have a ribbon cutting ceremony during the second quarter of 2026. 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-four (34) homes were completed in 2025. Beautifying DeKalb County and removing blight is one of the County’s top priorities. Under senior management since 2017, the County has demolished or abated 665 properties. In 2020, the County completed its property condition comprehensive study of Un-Incorporated DeKalb by surveying over 140,000 properties. 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 2025, with 28 properties abated and 12 properties demolished, demonstrating an ongoing, targeted effort to revitalize and improve community spaces. Small Business Micro-Enterprise Training Program—The DeKalb Micro-Enterprise/Entrepreneurship training program continued to thrive via virtual learning during the 2024-2025 cycle; in English and Spanish. The program graduated 53 students in 2025.

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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.

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

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

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

**Table 6 – Match Contribution for the Federal Fiscal Year**

## HOME MBE/WBE report

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

**Table 7 – Program Income**

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

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

<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						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
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**

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**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	550	0
Number of Non-Homeless households to be provided affordable housing units	28	0
Number of Special-Needs households to be provided affordable housing units	25	0
<b>Total</b>	<b>603</b>	<b>0</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	70	0
Number of households supported through The Production of New Units	72	0
Number of households supported through Rehab of Existing Units	29	0
Number of households supported through Acquisition of Existing Units	2	0
<b>Total</b>	<b>173</b>	<b>0</b>

**Table 12 – Number of Households Supported**

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

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

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</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 2025 PR-23 Activity Summary Reports for CDBG. The HOME numbers represent actual outcomes from 2025 . **Attachment #3; Part 1.** HOME numbers reflect the HOME definitions of income.

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**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**

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

**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**

**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**

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

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

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

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

There are no troubled PHAs in DeKalb County.

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## **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)**

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

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

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

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

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

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

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## **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**

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 2025, biennial virtual monitoring of 3 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 2025.....

**ESG:**

Community Development staff performed desk monitoring and virtual monitoring during 2025 for three (3) 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.**

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.

**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.**

No

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**CR-50 - HOME 91.520(d)**

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

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

**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**

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

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## CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESOG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	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	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	3	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	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	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	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	0	0
Assisted residents with finding child care.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	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	0	0
Other.	0	0	0	0	0

**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 2025, there were no County contracts (0) initiated, nor were there any contracts initiated with municipalities or non-profit entities within DeKalb County, where section 3 was triggered.

### HOME Narrative:

HOME projects were delayed during 2025, 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.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

### 1. Recipient Information—All Recipients Complete

#### Basic Grant Information

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

#### ESG Contact Name

Prefix	Mr
First Name	Allen
Middle Name	S
Last Name	Mitchell

CAPER

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Suffix 0  
Title Director

**ESG Contact Address**

Street Address 1 178 Sams Street - Suite A3000  
Street Address 2 0  
City Decatur  
State GA  
ZIP Code 30030-  
Phone Number 4043712438  
Extension 0  
Fax Number 0  
Email Address amitchell@dekalbcountyga.gov

**ESG Secondary Contact**

Prefix  
First Name  
Last Name  
Suffix  
Title  
Phone Number  
Extension  
Email Address

**2. Reporting Period—All Recipients Complete**

Program Year Start Date 01/01/2025  
Program Year End Date 12/31/2025

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

Subrecipient or Contractor Name  
City  
State  
Zip Code  
DUNS Number  
Is subrecipient a victim services provider  
Subrecipient Organization Type  
ESG Subgrant or Contract Award Amount

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 18 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 23 – Special Population Served**

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

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nighths provided	
Capacity Utilization	

**Table 24 – Shelter Capacity**

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

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## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2024	2025	2026
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2024	2025	2026
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2024	2025	2026
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2024	2025	2026
Street Outreach			
HMIS			
Administration			

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2024	2025	2026

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2024	2025	2026
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2024	2025	2026

**Table 31 - Total Amount of Funds Expended on ESG Activities**

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