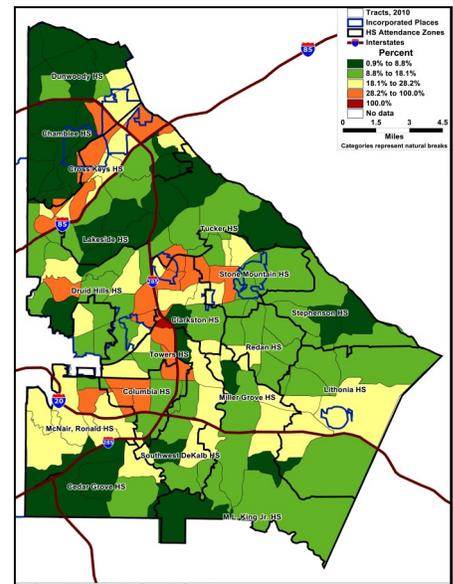
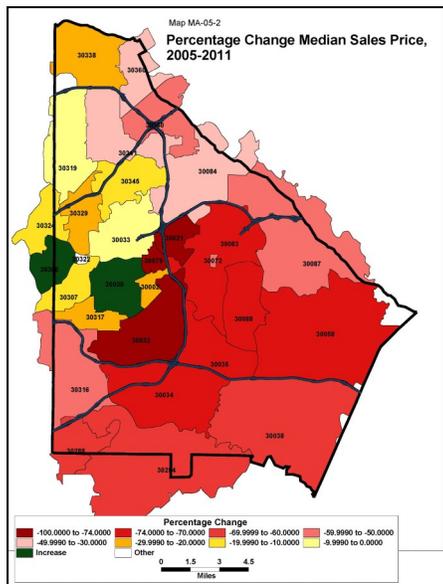
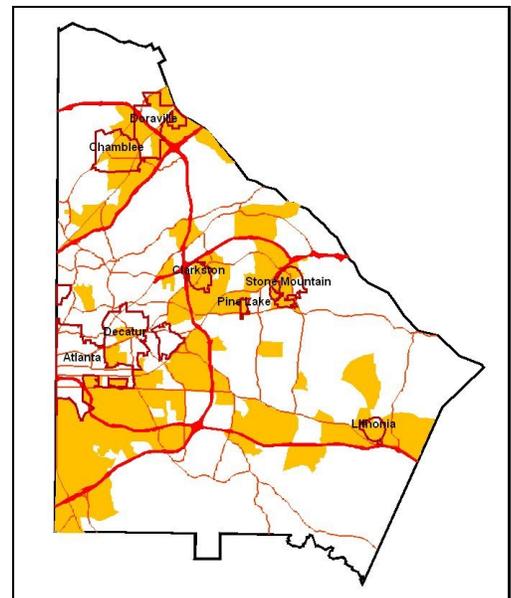
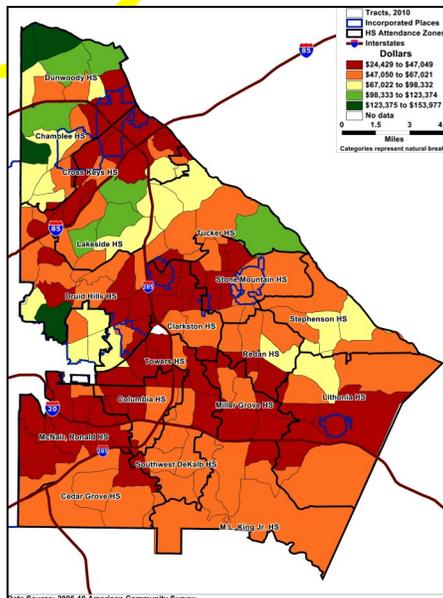


THE DRAFT 2020 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)



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

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2020 Major Accomplishments

Calendar year 2020 was the second year of the DeKalb County 2019 - 2023 Consolidated Plan for HUD Programs and with the onset of the COVID-19 pandemic, it proved to be one of the most challenging years on record. The pandemic brought on unprecedented needs and the County intensified its efforts to serve principally low -to moderate - income citizen. During 2020, DeKalb County worked diligently towards serving the citizen's needs and continued making headway in the completion of Capital Improvement Projects and Senior Housing initiatives in as well as many other areas of significance.

Many of the goals and objectives accomplished in 2020 are highlighted below:

Capital Improvement Projects:

- **Peter Park Redevelopment** - The department in partnership the City of Tucker completed the redevelopment of Peters Park. CDBG funding in the amount of \$247,000 supported the replacement of the playground equipment, re-pavement of the parking lot, installation of the iron fencing, replacement of broken sidewalk and walking track installation.
- **Tobie Grant Intergenerational Center-Design and Construction** – In 2020, the construction was awarded to SoCo Construction for the \$9.3 million redevelopment of the Tobie Grant Intergenerational Center that will consist of a 20,000-25,000 square feet facility including space for a library homework center.
- **East DeKalb Community and Senior Center-Design and Construction** - In 2020, the construction was awarded to Diversified Construction for the \$6 million construction of a new state of the art Senior Center in Lithonia to replace the old Bruce Street Senior Center.
- **Districts #4 & #7 Community and Senior Center Design & Construction ITB** - This state of the art, 24,000 sq. ft facility will feature an Olympic sized (30' x 75') saltwater pool. The design for the facility was completed during the third quarter of 2020 and subsequently put out for Invitation to Bid during the third quarter as well. The winning bid (Headley Construction) came in at \$7,717,673.
- **Districts #5 & #7 Lou Walker Senior Center Classroom Addition \$336,667** – This project converted underutilized office and storage space into four (4) full sized partitioned classrooms for senior learning and activities. The 3,000 sq. ft. area allows up to 120 students, depending upon classroom configuration and set-up. Construction was completed during the spring of 2020.
- **Districts #5 & #7 Lou Walker Senior Center ADA Parking Project \$67,960** – The need for additional ADA parking near the front of the facility warranted the conversion of 18 regular parking spaces to 13 additional ADA car and van spaces. This project was completed during the summer of 2020.

Neighborhood Stabilization Program:

The Community Development Department extended Synergy Real Estate Developers, LLC contract for NSP 1 and 3 for one year ending 12/31/2021. The original contract was \$ 4,000,000 dollars. The Community Development Department has expended \$2,789,580.26. The renewal contract is for the remaining amount of \$1,210,419.74. HUD approval was granted to use Activity "E" (Redevelopment) to purchase a vacant no-foreclosed and non-abandoned home, rehabilitating it and then selling it to an eligible buyer. Purchased 9 properties, rehabbed, and sold three (3) properties, two (2) properties are in contract and the remaining four (4) were viewed by several potential home buyers. To date, significant progress has occurred to closeout NSP3.

DeKalb County Regional Land Bank Authority:

The DeKalb Regional Land Bank was first established in 2011; however, became defunct after the City of Decatur pulled out. Because there is still a need to mitigate blighted properties and bring vacant properties back onto the tax roll, the Community Development Department negotiated an intergovernmental agreement with the City of Lithonia to re-establish the DeKalb Regional Land Bank pursuant to the Official Code of Georgia Annotated section 48-4-60 et seq. This agreement was approved by the DeKalb County Board of Commissioners at conclusion of the 2019 program year.

Economic Development Project:

Urban League of Greater Atlanta; DeKalb Small Business Micro-Enterprise Training Program – The DeKalb Small Business Micro-Enterprise Program provided entrepreneurial training across two platforms; Start-ups (aspiring entrepreneurs and small businesses existing for two or less years) and Growth Businesses (small businesses that have been in existence for 3-5 years). Despite the COVID-19 Pandemic, The DeKalb Micro-Enterprise/Entrepreneurship training program experienced significant growth during the 2019-2020 cycle; expanding to both English and Spanish, while operating in the virtual classroom environment. The program graduated 71 students in 2020.

Housing Projects:

Comprehensive Property Condition Survey - In January 2020, the Community Development Department in partnership with Code Enforcement embarked on an initiative to identify blighted structures throughout unincorporated DeKalb County. As a result of this Comprehensive Property Conditions Survey, 136,221 parcels were captured and categorized with a severity rating between zero and five by Commissioner District. Of the parcels captured, 271 were virtually identified as requiring immediate attention from Code Enforcement. To date, Code Enforcement officers have conducted field inspections of over 100 properties and will begin due diligence in addressing the noted violations upon the reopening of court proceedings and the hearing backlogged files.

| Severity | District 1 | District 2 | District 3 | District 4 | District 5 | Total |
|----------|------------|------------|------------|------------|------------|-------|
| 5 | 1 | 5 | 38 | 28 | 25 | 97 |
| 4 | 1 | 0 | 147 | 6 | 20 | 174 |
| 3 | 10 | 39 | 163 | 102 | 104 | 418 |
| 2 | 2 | 1 | 84 | 45 | 48 | 180 |
| 1 | 15 | 236 | 2282 | 1181 | 1955 | 5825 |

HOME Investment Partnership Program:

A HUD program designed to increase the inventory of affordable housing.

- Sterling at Candler - Community Development provided a \$1.2 million loan to The Benoit Group for the development of 38 affordable units the 170-unit, senior (age 62 and older) project. The developer completed construction on the 170-unit, senior, multi-family during late 2019 and completed the lease-up of all units in 2020. The property is located at 2536 Melville Ave., Decatur.
- Stride Senior Residence – Community Development provided a \$400,000 loan to The Tapestry Group Developers for the development of 72 affordable units in the property. Developers completed construction in December 2019. Tenants are schedule to begin occupying units in January 2020. The property is located at 651 Village Way, Decatur.

Special Purpose Home Repair (SPHR)- Community Development used Community Development Block Grant (CDBG) funds to provide deferred payment, forgivable loans to seniors (62 or older) and disabled adults (21 or older) for HVAC, electrical, roofing and plumbing repairs to their homes. The loan is forgiven if the recipient maintains the property as their primary residence for 5 years.

- Processed 250 applications from homeowners. After eligibility screening, staff determined that approximately 80 homeowners were eligible. 47 homeowners submitted all information for house repair.
- Provided roofing replacement for 15 homeowners. The Department held home repair work in abeyance for 6 months due to the COVID-19 pandemic. After consulting with the DeKalb Board of Health, contractors, inspectors, and permitting, the Department developed COVID related safety procedures and offered exterior repair work to applicants who were willing to have the work performed during COVID.

- Consulted with the DeKalb Board of Health, inspectors, and contractors to develop procedures to perform interior work during the pandemic. Interior work is scheduled to begin in January.
- Developed procedures to open new application process in late January 2021.
- Collaborated with Commissioner Mereda Davis Johnson and her staff to offer a specialized repair program in District 5.

Homeless Programs:

DeKalb Continuum of Care (CoC) - A Continuum of Care (CoC) is a local collaboration of agencies that plan and coordinate housing and services funding for homeless and families/individuals and those who are at risk of becoming homeless. Community Development serves as the Collaborative Applicant for the DeKalb CoC. The Department provides administrative direction, leads homelessness planning efforts, submits applications to HUD for agency funding, and monitors agencies for compliance.

- Increased funding to CoC agencies by approximately \$300,000
- Worked with Housing Authorities and agencies funded for veterans' services to ensure the expeditious housing of veterans.
- Maintained a call center for individuals to call and request housing and services. Screened and referred more than 4700 households requesting housing and homelessness services through Coordinated Entry. Total 2020 enrollment and housing data are not available, currently.
- Conducted the annual point-in-time count and survey of homeless individuals in DeKalb County.
- Conducted daily outreach efforts to convince individuals to relocate from the streets to appropriate housing.
- Collaborated with DeKalb CSB to develop a process to screen unsheltered individuals and relocate them to appropriate housing.
- Collaborated with Georgia Piedmont College to arrange for homeless individuals to attend courses that leading to employment. The first two attendees received jobs with salaries starting at \$19 per hour.
- Collaborated with PCA to arrange for tuition payment for eligible homeless individuals to attend courses at GA. Piedmont, Goodwill, and other training facilities.

CARES Act Hotel Initiative

An initiative to locate unsheltered individuals, provide non-congregate housing, and provide case management to relocate willing individuals to appropriate housing.

- Collaborated with local Police Departments and agencies to locate unsheltered individual.
- Negotiated with hotels to obtain temporary housing for unsheltered individuals/families.
- Screened individuals for COVID-19, transported them to hotels, assessed for long and short-term needs.
- Provided case management for wrap-around services
- Assisted all housed individuals to obtain documents that are required to conduct activities of daily living (birth certificates, social security cards, identification cards)

- Collaborated with school system to ensure that all children were enrolled in school and attending class.
- Collaborated with CSB, Mercy Care, and Grady Hospital to ensure that clients were assessed to determine the existence of severe and persistent mental illness, substance abuse or other conditions for which they could obtain treatment.
- Worked with agencies to ensure that clients were referred appropriately for housing assistance.
- Arranged for COVID testing for all willing participants. None tested positive.
- Housed more than 107 individuals in non-congregate housing.
- Referred more than 50 individuals for permanent housing
- More than 40 individuals self-discharged

CARES ACT Funding Non - Profit Cares Act Program Allocation \$10.7M – The County's Administration and Board of Commissioners provided CARES ACT funding to provide needed services to DeKalb Citizens; largely through coordination with more than 110 Non-profit organizations. DeKalb County provided Citizens with assistance in the areas of Rent and Mortgage, Utilities, Food, and Emergency Need. Additionally, funding was provided to non-profits to help overcome the impact of COVID-19 on their operations. The Community Development Department has been the primary department responsible for Project Management, Memorandum of Agreements, Technical assistance , Initiating of Purchase Orders, Reporting of Expenditures for all Non-Profits receiving CARES Act Funding in DeKalb County . To date, the agencies have reported expenditures of \$9.5M.

2020 Single Audit Compliance:

Summary of Auditor's Results – An unmodified opinion report was issued on the financial statements. The internal control over financial reporting identified material weaknesses but no significant deficiencies were reported and no noncompliance materials to the financial statements. There were no material weaknesses identified over major programs and no significant deficiencies identified.