



**PUBLIC NOTICE**  
**HUD Submission for 2019 Funding – Annual Action Plan**  
**DRAFT**  
**Preliminary Budget and Plan**  
**Public Comments Invited**

**PROPOSED 2019-2023 CONSOLIDATED PLAN, INCLUDING THE YEAR 2019 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANTS PROGRAMS**

The DeKalb County Community Development Department is preparing its 2019-2023 Consolidated Plan, including the Year 2019 Annual Action Plan for the Community Development Block Grant Program (CDBG), the Home Investment Partnership Act (HOME), and the Emergency Solutions Grants Program (ESGP).

**Written public comments will be received from June 13, 2019 through July 12, 2019 and should be submitted to the DeKalb County Community Development Department, 750 Commerce Drive, Suite 401, Decatur, Georgia 30030.**

**Anticipated Year 2019 Grant Awards and Program Income:**

2019 Community Development Block Grant Allocation (CDBG)	\$ 5,260,167
Projected CDBG Program Income	\$ 551,596
2019 HOME Program Allocation	\$ 2,156,360
Projected HOME Program Income	\$ 735,105
2019 Emergency Solutions Grant Program Allocation (ESGP)	<u>\$ 445,432</u>
<b>TOTAL</b>	<b>\$ 9,145,570</b>

**PROGRAM POLICY for PROGRAM INCOME**

1. Twenty percent of CDBG Program Income will be used for Planning and Administration. Up to 15% may be used for Public Services activities as outlined in the budget. The remaining balance will be used for other eligible activities.
2. Ten percent of the HOME Program Income will be used for Planning and Administration.
3. CDBG regulations require program income to be used before Treasury funds are expended. Program income will be used for any approved eligible activity as outlined in the 2019-2023 Consolidated Plan.
4. If more program income revenue is received than anticipated for any activity, the additional funds will be appropriated to activities indicated in this policy.
5. The designated entity that the County contracts with to manage the Economic Development Revolving Loan Fund may retain the program income for approved loans programs for

businesses in DeKalb or return the funds to the County. The County must approve the loan fund programs that utilize County funds and program income generated from repayment of loans that were made with County funds.

6. HOME Program Income and Recapture amounts reflect availability as of the date of the development of this plan. Additional amounts received in 2019 will be reported in the 2020 Annual Action Plan and committed within 24 months of HUD allocation dates for 2020. This commitment will occur within two years of the HUD allocation date for 2020.
7. The County will commit its available HOME program income and recapture amounts (\$635,600 as shown in the annual plan) for eligible projects. The commitment will occur within two years of the HUD allocation date for 2019 funds.
8. Program income receipts may vary widely from amounts projected due to any number of unanticipated factors. Regardless of the amount received, the Consolidated Plan will not need to be amended unless the funds are used for activities not outlined in the 2019-2023 Consolidated Plan or other approved eligible activities.

**YEAR 2019 CDBG PROPOSED ACTIVITIES**

Below are preliminary recommendations. Please review the complete proposed recommendations to the 2019-2023 Consolidated Plan, which has been extended to include the Year 2019 Annual Action Plan for details about the activities.

1. **PUBLIC FACILITIES IMPROVEMENTS**
  - A. Tobie Grant Recreation Center – Construction (\$650,000)
  - B. East DeKalb Senior Center- Bruce Street- Construction & FF&E (\$500,000)
  - C. Rainbow Park Amphitheater (\$100,000)
  - D. Scottdale Early Learning Center Renovation (\$250,000)
  - E. Activity Delivery Cost (\$125,000)
2. **LOAN/BOND REPAYMENT (\$700,000)**
  - A. HUD Section 108 Loan Repayment – Estimated annual repayment amount – (\$700,000) (See additional CDBG recommendation C.)
3. **ECONOMIC DEVELOPMENT**
  - A. ACE - Revolving Loan Fund for Small Business Initiative – (\$125,000)
  - B. Urban League - DeKalb Small Business Mirco-Enterprise Training Program – (\$90,000)
  - C. Activity Delivery Cost \$21,500

**PUBLIC SERVICES \$722,583**  
**Amount cannot exceed 15% Cap**

### COC/Homelessness/Assistance

4. **Africa's Children's Fund, Inc. (\$23,400)**  
Provides case management, (including assessment and referral) to assist homeless and underserved households in DeKalb County, as well as housing and supportive services that enable those households to become self-sufficient and avoid incidents of homelessness.
5. **Homeless At-Risk Client Services Assistance (\$45,000)**  
This activity is a critical component of the DeKalb Continuum of Care Centralized Access Model. CDBG funds will be used to fund a part-time position to perform case management.
6. **Drug/Mental Health Court Assistance Programs (\$68,700)**  
Provides housing assistance to participants in a judicially supervised drug/mental health treatment and alternative sentencing program for non-violent offenders with substance abuse problems.
7. **Furniture Bank of Metro Atlanta, Inc. (\$16,000)**  
Provides free household furniture to people in need within DeKalb County. The majority of clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence.
8. **Jerusalem House, Inc. (\$37,483)**  
Transitional housing and services for persons with HIV/AIDS.
9. **Latin American Association, Inc. (\$20,000)**  
Employment counseling and support services primarily for Hispanic persons who are homeless or at risk.
10. **Safe Haven Transitional, Inc. (\$10,000)**  
Transitional Housing Program for homeless women
11. **Salvation Army, Atlanta Temple Corp (\$25,000)**  
Homeless Prevention Assistance
12. **Salvation Army, Red Shield (\$50,000)**  
Homeless Emergency Shelter Assistance
13. **St. Jude's Recovery Center (\$42,000)**  
Case Management and counseling services
14. **TBRA Case Management (\$25,000)**  
Provides case management services for homeless individuals.

### Domestic Violence

15. **Men Stopping Violence (\$20,000)**  
Domestic violence prevention

### Financial Literacy

16. **Catholic Charities- Atlanta (\$10,000)**  
Financial Literacy
17. **New American Pathways, Inc. (\$23,000)**  
Financial literacy counseling and education for refugees.

### Fair Housing/Foreclosure Prevention

18. **Atlanta Legal Aid Society, Inc. (\$60,000)**

Prevention of predatory lending, consumer education, fraudulent mortgages and mortgage scams public awareness.

19. **Metro Fair Housing Services Inc. (\$42,000)**  
Provides legal advice and referrals for housing discrimination complaints.

### Youth/Child Development

20. **Our House, Inc. (\$75,000)**  
Daycare services for children of homeless families.
21. **Scottdale Early Learning (\$23,000)**  
Affordable childcare and family resource center.
22. **Metro Atlanta Recovery Resources (\$23,000)**  
Afterschool program for children of women who are in the treatment program.
23. **Youth Voucher Set-aside Program (\$100,000)**  
Assistance for youth participating in recreational activities.

### HOUSING ACTIVITIES

24. **Special Purpose Housing Repair Program (\$300,000)** CDBG funding will be used to provide income eligible seniors home system repairs up to \$10,000.
25. **Demolition & Blight (\$600,000)** CDBG funds will be used for eligible single family housing demolition and blight remediation programs.
26. **Implementation Services for Special Purpose Home Repair (\$150,000)**
27. **Housing Demolition Services (\$63,000)**
28. **Housing Activity Delivery Cost (CDBG/HOME underwriting) (\$60,000)**
29. **Blight Inventory Survey – Phase II (\$116,000)**

### PLANNING AND PROGRAM ADMINISTRATION (20% CAP)

30. **Community Development Administration (\$1,052,033)** General oversight, planning, management, monitoring and Implementation services

### YEAR 2019 PROPOSED HOME ACTIVITIES HOME Investment Partnerships Program (\$2,891,465)

31. **HOME Program Administration (10%) Set-aside (\$289,146)** Funds to be used for direct administration and project implementation costs associated with the HOME program.
32. **HOME/CHDO Projects (15%) Set-Aside (\$443,720)** Funds will be provided to eligible organizations for cost associated with the development, sponsorship, or ownership of affordable housing.
33. **HOME CHDO Operating (5%) Set-Aside (\$144,573)** Funds will be used to provide general

operating assistance to CHDO's that are receiving set-aside funds for an activity or activities.

**34. HOME Eligible Projects (\$2,014,026)**

These are undesignated funds. The proposed activities being considered are: Single-family owner-occupied rehab, Single-family homeownership new construction, Single-family rehab (Rental), Multi-family (Rental), Single-family Homeownership (Down payment Assistance) Acquisition (including assistance to homebuyers), Tenant-based Rental Assistance, and any other housing development activities considered eligible under HOME Program regulations. Housing Initiative to leverage Neighborhood Stabilization Program Fund.

**YEAR 2019 ESGP PROPOSED CATEGORIES OF FUNDING (\$445,432)**

**35. Emergency Shelter + Street Outreach - 60% Cap (\$185,000)**

**36. HMIS (\$35,025)**

**37. Homeless Prevention (\$91,000)**

**38. Rapid Re-housing (\$102,000)**

**39. Street Outreach (\$40,000)**

**40. Administrative Costs – 7.5% Cap (\$33,407)**

**NOTES SECTION**

**ADDITIONAL CDBG RECOMMENDATIONS**

- A.** The following projects are aligned with the goals and objectives of the 2019-2023 Consolidated Plan. If funds are available, these projects listed below will move forward in accordance with the County's priorities.
- Fire Station #13 and #14 – CDBG funds will be considered for land acquisition, design, and the new construction of two new fire stations.
  - City of Lithonia Masonic Building Renovation Project/ Main Street Streetscape Study -\$125,000
  - The Art Station Historic Facility Renovation – Provides services to children and seniors \$300,000
  - ACE Loan Servicing for County HOME and CDBG back loans
  - DeKalb County Juvenile Court ADA Improvements
  - DeKalb N.H. Scott Park Pool Renovation and Field Improvements
- B.** In 2018, a Section 108 Loan in the amount of \$7.8 million was approved and awarded to DeKalb County to be used to pay for the new District 4 Senior Center with a pool. The mechanism for repayment of this project will be from the County General Fund.
- C.** HUD Section 108 Loan Program – The Community Development Department will consider the use of the Section 108 Loan Program to finance the building of large scale eligible Capital Improvement Projects and Economic Development Projects in County and municipalities. The mechanism for repayment of these projects will be from the County General Fund and/or CDBG funds.
- D.** The Community Development Department is working with the Parks and Recreation Department to construct the Tobie Grant

Intergenerational Center. Community Development is paying for the architectural and engineering services. Construction will be paid from County General funds and from 2019 and 2020 CDBG funding allocations.

- E.** CDBG funds will be used for any approved eligible activity as outlined in the 2019-2023 Consolidated Plan. Because CDBG regulations require program income to be used before Treasury funds are expended, flexibility is needed in order to comply with the regulations.
- F.** The Community Development Director may approve the use of CDBG funds for eligible Capital Improvement Projects submitted by local municipalities and County Departments during the program year as long as they meet eligibility requirements.
- G.** The DeKalb County Community Development Department is authorized to reallocate funding of prior year projects that are no longer feasible or needed. Reallocating previously funded projects will allow for other approved projects to utilize prior year or current year funds. Through the reallocation process, the Community Development Department is allowed to utilize/reallocate funds immediately to ensure compliance with HUD guidelines and regulations.
- H.** The remaining Section 108 principle loan amount is \$8.1 Million with an amortization period of 11 years (2019-2030) at a fixed interest rate of 2.54%. The annual loan repayment amount will be approximately \$950,000.
- I.** The Community Development Department will work with the Infrastructure Group to fill the gap in funding for the construction the Tobie Grant Recreation Center. Funding is allocated in the 2019 grant and if additional funds become available in 2019 they will be allocated toward the completion of the project.
- J.** If funds are available in an eligible category, they may be used to assist with providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless and meet other needs in DeKalb neighborhoods. The DeKalb County Community Development Department will collaborate with DeKalb County Continuum of Care representatives and other service providers to identify and prioritize service gaps.
- K.** At the direction of the Community Development Department Director, CDBG funds may be used to fulfill any eligible match requirements that are associated with ESG and/or CoC funding.
- L.** The Community Development Department Director is authorized to designate CDBG funds to an agency to administer case management services for the Tenant Based Rental Assistance Program.
- M.** Program Income receipts from the NSP Grant shall be converted to CDBG program income receipts and

used for CDBG eligibility activities upon the authorization of the Director.

- N. The Community Development Director may authorize the use of CDBG funds to conduct surveys and counts of homeless and at-risk individuals in the County in order to determine housing needs for those populations.
- O. The Community Development Director is authorized to accept additional HUD/CoC grants for homelessness mitigation and to allocate eligible CDBG funds for grant matching requirements.

commit funding amounts and determine loan terms for these projects.

- Tenant-based Rental Assistance programs may be administered by the Housing Authority under its contract with the County or by other approved entities through separate agreements.
- When the County pursues additional affordable housing initiatives in the County will partner with the DeKalb Housing Authority and/or other entities on development activities.

**HOME INVESTMENT PARTNERSHIPS PROGRAM  
ADDITIONAL RECOMMENDATIONS**

- A. In addition to committing a minimum of 15% of our 2017 HOME allocation for the acquisition and/or rehabilitation of specific, eligible homebuyer properties or multi-family rental properties to be owned, developed or sponsored by qualified Community Housing Development Organizations (CHDOs). Funds in excess of the 15% minimum may be committed if specific, eligible properties are identified and HOME funds are available. The County may allocate up to 5% of its HOME allocation to eligible CHDOs for the operation of the CHDO. CHDOs will be selected during open application/certification processes. Selection may occur once or multiple times per year.
- B. In order to comply with regulations requiring that specific addressing and the identification of funding occur prior to the commitment of HOME funds, the County only includes eligible categories of funding in the 2019-2023 Consolidated Plan rather than specific projects. The figures do not include prior year funds that may be available for these projects or program income that was received later. If there is an increase in the HOME allocation and more CHDO funds are available, the funds will be designated for eligible uses as determined by the Community Development Department Director and the approval of the Chief Executive Officer.
- C. The County works closely with the DeKalb Housing Authority in the administration of its CDBG, HOME, NSP1 and NSP3 Program activities related to the development and implementation of affordable housing assistance programs and projects. **The Housing Authority acts as an agent and sub-recipient on a number of HOME activities.** Many of these activities are undertaken through the County's ongoing contract with the Housing Authority and are developed and implemented in accordance with the program descriptions executed by the Housing Authority Executive Director and the Community Development Department Director. The County may work with the DeKalb Housing Authority or other approved entities. The following is a list of potential activities that may be undertaken by the County with HOME funds in the upcoming program year and details outlining how they may be administered.
  - Unless otherwise approved, all multi-family projects will be implemented under the Housing Authority's contract with the County following a competitive application process and thorough review of the project for compliance with the County's underwriting guidelines as outlined in the HOME application package. This includes multi-family developments using CHDO funds. The Community Development Department Director is authorized to

- D. The Community Development Department Director may approve interchanging the use of CDBG, HOME, NSP1, and NSP3 funds for projects as long as all program eligibility standards are satisfied.
- E. The County will consider Tenant-based Rental Assistance on special initiatives consistent with the needs identified by the DeKalb Continuum of Care or special need that may be identified by the County.
- F. The Community Development Department Director shall provide comments and letters of support to the Georgia Department of Community Affairs regarding Tax Credit applications or the other entities regarding potential funding for applicants.
- G. The Community Development Department will work with the County Departments and the community to identify and prioritize distressed multi-family properties in the County and develop collaborative strategies to remove blight.
- H. In an effort to stabilize neighborhoods, prevent and/or reduce blight, and increase the availability of standard, affordable housing, the County may acquire, demolish, and/or redevelop substandard apartment complexes or single family residences using eligible CDBG, HOME, NSP1, NSP3, Program Income, and other funds.
- I. The Community Development Director will act as the primary contact for affordable housing initiatives and collaborate with other County Departments and community representatives to develop affordable housing plans and strategies for the County.
- J. If funds are available in the Public Services category, they may be used to assist in providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless. We will collaborate with DeKalb CoC representatives and other providers to determine areas of need.

**EMERGENCY SOLUTIONS GRANTS PROGRAM  
ADDITIONAL RECOMMENDATIONS**

- A. HUD requires a 7.5% cap on the funds for Administration, and a 60% cap on Emergency Shelter + Outreach. There is no cap on any other component.

- B. Representatives from the newly formed DeKalb County Continuum of Care (CoC) are assessing services to determine gaps and establish new DeKalb County priorities for serving the homeless population. The Community Development Department Director is authorized to make the required funding changes to fill service gaps, align ESG funding with newly formed priorities, and satisfy HUD's guidelines and regulations. Changes may include funding agencies that are not shown in the 2019 allocation but have been recommended by the DeKalb Continuum of Care.
- C. If for any reason and for any year Emergency Solutions Grants funds have been received and service providers cannot utilize the funds allocated, the fund will be considered for reprogramming to any of the approved ESGP service providers or providers who can fill a service gap in a manner that is identified by the Community Development Department Director.
- D. All approved ESGP funding will be contingent upon the agency being in compliance with all DeKalb County statutory regulations.
- E. The Community Development Department Director will be authorized to act on behalf of the County to provide certifications for non-profit agencies that request funding from the Georgia Department of Community Affairs or other providers in the County of DeKalb.
- F. Any funds remaining from the previous year will be reprogrammed to agencies approved to receive FY 2019 ESGP funding.

**OTHER**

**Housing Activities**

\$1,223,000 (or 13%) of DeKalb County's Community Development Budget is allocated for direct housing activities. If Fair Housing and Foreclosure prevention funded activities are added to the direct housing activities, the County is allocating \$1,325,000 (or 14.5%) of the CDBG Budget for housing activities. If the HOME activities are added to these CDBG activities, the County is allocating \$4,216,465 (or 46%) of DeKalb County's Community Development Budget to housing activities. This figure does not include any of the funding activities that address homelessness that also address critical housing issue in DeKalb County. If the \$342,583 provided to this area was added to all other housing activities, the County is allocating \$4,559,048 (or 50%) of the total CDBG Budget to housing activities.

**Point-In-Time Count**

HUD requires a 7.5% cap on the funds for Administration, and a 60% cap on Emergency Shelter+Outreach. There is no cap on any other component.

**Re-Entry Program**

The State provides short term financial assistance (\$600 per offender per month for three months) to help stabilize the re-entry process of newly released convicted felons and enhance their ability to remain crime free. Following an agency housing/services assessment process, the Community Development Department will recommend approval or disapproval for agencies wishing to provide housing for this program. The final determination will be made by the Chief Executive Officer.

The Community Development Department will collaborate with County staff and agencies interested in assisting individuals who re-enter the community from jail or prison to achieve stability and avoid recidivism.

**DeKalb County Continuum of Care (COC)**

In compliance with the HEARTH Act of 2012, the DeKalb Continuum of Care (CoC) has formed committees to develop an organizational structure, establish priorities, assess service gaps, and implement a service delivery system. When completed, the delivery system description will include uniform requirements for the provision of homeless programs and services in DeKalb County. The delivery system will move away from the homeless shelter concept to a variation of the Housing First model of rapidly re-housing homeless individuals and households.

The County has agreed to work as the Collaborative Applicant for the DeKalb CoC. In this role, the County will receive the HUD Planning Grant, HMIS, and other funds that support the work and activities in the CoC. As the Collaborative Applicant, the county may receive additional funds and may apply to become the Unified Funding Agent for the DeKalb CoC. At the direction of the Community Development Department Director, CDBG funds may be used to pay salaries for Department personnel performing CoC or homelessness mitigation related work and fulfill any eligible match requirements that are associated with CoC and/or ESG funding.

**THE PRELIMINARY 2019-2023 CONSOLIDATED PLAN INCLUDING THE 2019 ANNUAL ACTION PLAN MAY BE REVIEWED AT THE FOLLOWING LOCATIONS:**

**From, June 13th – July 12th, 2019**

**Monday - Friday, 8:30 a.m. – 5:00 p.m.**

DeKalb County Community Development Department  
750 Commerce Drive, Suite 401 Decatur 30030

**Monday - Friday, 9:00 a.m. - 3:00 p.m.**

Bruce Street/East DeKalb Senior Center  
2484 Bruce Street, Lithonia

Central DeKalb Senior Center  
1346 McConnell Drive, Decatur

DeKalb/Atlanta Senior Center  
25 Warren Street, S.E., Atlanta

Lou Walker Senior Center  
2538 Panola Rd., Lithonia

North DeKalb Senior Center  
3393 Malone Drive, Decatur

South DeKalb Senior Center  
1931 Candler Road, Decatur

**Please contact the DeKalb County area public libraries listed below for the hours of operation.**

Chamblee Branch  
4115 Claremont Road, Chamblee  
(770-936-1380)

Decatur Branch  
215 Sycamore Street, Decatur  
(404-370-3070)

Wesley Chapel-William C. Brown Branch  
2861 Wesley Chapel Road, Decatur  
(404-286-6980)

**A Public Hearing will be held on  
June 20, 2019 at 6:00 p.m. at the Maloof  
Auditorium, 1300 Commerce Drive,  
Decatur, Georgia 30030.  
We encourage citizens to review the 2019-  
2023 Consolidated Plan including the 2019  
Annual Action Plan. Written comments  
should be submitted to the DeKalb County  
Community Development Department, 750  
Commerce Drive, Suite 401, Decatur,  
Georgia 30030,  
no later than July 12, 2019.**