



HOME-ARP ALLOCATION PLAN

**HOME Investment Partnerships (HOME) Program -
American Rescue Plan (ARP)
DeKalb County, Georgia**

December 13, 2022

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Executive Summary

DeKalb County, Georgia, has been allocated \$7,800,800 of the HOME-American Rescue Plan Act (HOME-ARP) funding from the U.S. Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation, the County developed this HOME-ARP Allocation Plan, which will become part of the County’s PY2021 HUD Annual Action Plan by substantial amendment.

The County implemented a consultation process to ensure broad community engagement and obtain public input into developing the DeKalb County HOME-ARP Allocation Plan. Consultation included convening a Public Information meeting, distributing a survey, interviewing agencies, stakeholders, and community organizations, and presenting information/receiving comments at community/organizational meetings.

To complete Public Participation, the County published and distributed Public Hearing notices, convened Public Hearings, introduced the proposed Allocation Plan, and solicited comments and recommendations. The County received comments during a 15-day public comment period.

The needs assessment and gap analysis identified the following needs and gaps within the County.

-

2022 Dekalb County’s Point-in-Time Count Data:			
Total Number of sheltered people in families with children	Total Number of Homeless Individuals w/o children	Total Number Sheltered Individuals	Total Number of Unsheltered Individuals
281 – Individuals approximately 70 families	284	121	163

- The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) Data from HUD reported 9,705 homeowner and 23,265 renter households with incomes at or below 30% of Area Median Income (AMI) are at risk of homelessness in the County.
- The 2015-2019 HUD CHAS data indicates 9,585 homeowners and 22,930 renter households with an annual income at or below 30% AMI with a cost burden at the most significant risk of housing instability.
- The 2015-2019 HUD CHAS data reports that 8,290 homeowners and 20,340 renter households with incomes more than 30 and but equal to or less than 50% AMI are at risk of homelessness in the County.
- DeKalb County’s three Housing Authorities have 6955 housing vouchers to help very low-income DeKalb residents with safe, decent, and affordable housing.
- According to the DeKalb Housing Authorities, 25,000 people on the waiting list qualify for vouchers, but no housing vouchers are available.
- DeKalb County has one public housing property with 75 units; no units are currently available, and the waiting list consists of 92 families.
- Increases in housing costs coupled with a new-found reluctance of property owners to rent to low-income households make it challenging to relocate families to stable housing situations and for households to remain stably housed.

- According to DeKalb County school system reported that 162 students (from self-paying households) live in hotels. The School System relies on parental reports for this information, and they suspect that the number is higher. A survey of hotels with known Code Enforcement violations found more than 200 “self-payers” in 5 hotels in crime-ridden areas.
- A recent study by Emory University indicated that the share of affordable rental units has steadily declined in DeKalb. The percentage of rental units affordable to households with incomes below 50% AMI declined by 54% during the 2000-2019 timeframe.

To assist cost-burdened households in obtaining and maintaining safe, decent, and affordable housing, the County will use the HOME ARP allocation to fund Tenant-based Rental Assistance (TBRA) and to provide needed Supportive Services for all qualifying populations.

Consultation

Summary of Consultation Process - To obtain the needs and inventory data required for its HOME-ARP Allocation Plan, the County completed the activities delineated below.

1. Published an online survey,
2. Convened HOME-ARP a Public Information meeting,
3. Interviewed representatives from organizations that serve qualified populations,
4. Presented HOME ARP information at various community meetings,
5. Answered questions, received comments, and received recommendations from participants at Continuum of Care (CoC) meetings on May 24, 2022, and July 20, 2022,
6. Presented information and answered questions at a CDBG/HOME/ESG Public Hearing on July 16, 2022, and
7. Consulted with representatives from the various qualified populations (QP) as delineated below.

Consult with representatives from
DeKalb County CoC
Homeless Service Providers
Domestic Violence Service Provides
Veteran’s groups
Public Agencies that address the needs of qualifying populations, and
Public or Private organizations that address Fair Housing, Civil Rights, and the needs of persons with disabilities

For additional information regarding the organizations consulted, see Table 1. This section summarizes the consultation efforts made by the County. The County’s HOME-ARP development period began in April 2022 and culminated on December 24, 2022, at the end of the Public Comment Period. In compliance with HUD Notice CPD-21-10, the County published Public Hearing Notices, distributed HOME-ARP surveys, and posted HOME-ARP information on the County’s website (see Appendix A). The County published all documents in English and made translation assistance available upon request. In consideration of COVID-19 safety precautions, the

Public Hearings were conducted virtually via ZOOM, and the County offered disability or translation assistance upon request.

Furthermore, the County developed and distributed a HOME-ARP survey that solicited comments from all interested parties. The HOME-ARP Survey requested views regarding fair housing, affordable housing, at-risk and homeless population needs, and concerns of other vulnerable populations. A summary of HOME-ARP Survey results can be founded in Appendix B.

The County convened a HOME-ARP Public Information Meeting on June 16, 2022. During this consultation, the County presented an overview of HOME-ARP that included the following:

- allocated amount of \$7,800,800
- defined qualifying populations,
- discussed the eligible uses of funds, and
- described the required components of the HOME-ARP allocation plan, including the process and anticipated dates for a Public Hearing and the submission of the HOME ARP plan.

The County opened the meeting to allow comments and recommendations regarding HOME-ARP funds. Attendees expressed a desire to collaborate with the County in serving Qualified Populations and facilitating the use of HOME-ARP funding. The County provided contact information for follow-up comments/recommendations /questions.

Table 1: Consulted Organizations

Agency/Org Consulted	Type Agency/Org	Date of Consultation	Method of Consultation	Consultation Feedback
CoC Agencies	Continuum of Care (CoC)	5/24/22	Presentation and Q& A at General Membership Meeting via ZOOM. HOME-ARP Overview presentation with information on gaps	Follow-up question from an agency asking if they can apply for funds for a shelter.
Salvation Army QP/All DeKalb CoC Member	Homeless Service Provider	4/27/22	In-person discussion on all aspects of HOME-ARP and gaps in DeKalb.	Recommend DeKalb develop a shelter based on the known gap in shelter space. Recommended components for non-congregate shelter.
Decatur Cooperative Ministry QP/DV, Homeless, At Risk of Homeless COC Member	Homeless Service Provider	7/8/22	Telephone discussion with Executive Director	They would like to see more beds available for families.

Agency/Org Consulted	Type Agency/Org	Date of Consultation	Method of Consultation	Consultation Feedback
Women's Resource Center QP/DV COC Member	Domestic Violence	7/6/22	Phone Interview with Barbara Gibson	Emergency housing to become stabilized. Wrap-around services. Transitional housing with wrap-around services. Serve families with children.
CoC Veterans Subcommittee – Agencies serving veterans, representatives from VISN and VA CRRC COC Member QP/All for Veterans	Veterans' Service Provider	5/10/22	ZOOM presentation of HOME-ARP specifics and known gaps in DeKalb. Asked for recommendations for eligible activities	Questions regarding service to veterans. Said would consider gaps and ways to fill gaps in current veterans' services.
U.S. Department of Veterans Affairs	Veterans' Service Provider	7/11/22		Temporary housing for veteran homeless women is difficult to find. In addition, finding permanent affordable housing for veterans is difficult.
Lithonia Housing Authority – QP/At Risk of homeless, homeless	Public Housing Agency	6/28/22	In-person meeting to discuss HOME-ARP provisions and requirements, gaps in Lithonia Sharon Dukes	There is a need for more low-income housing. Especially since most public housing has gone away. As rents increase, we have more people in motels and living on the streets. Landlords are increasingly not taking section 8 vouchers.
Decatur Housing Authority- QP/ At Risk of homeless, homeless, and veterans	Public Housing Agency	6/23/22	Phone interview: Alroi Anderson	We have a very large number of people who need affordable housing. Many people now have nowhere to go due to the increasing rental

Agency/Org Consulted	Type Agency/Org	Date of Consultation	Method of Consultation	Consultation Feedback
COC Member				rates, and many landlords are no longer taking our vouchers.
DeKalb Housing Authority QP/ At Risk of homeless, homeless, and veterans COC Member	Public Housing Agency	7/7/22	Telephone meeting: Pete Walker	Recommendation on need Affordable housing Shelter funds for arrearage and deposits. Risk of homeless due to rents increasing 30-40%
Latin American Assn QP/ At Risk of homeless, homeless	Public Agency Serving Qualifying Populations	7/7/22	Telephone interview: Cynthia Roman	Help is needed for transitional Housing. Job training Affordable housing
Metro Fair Housing Gail Williams QP/All	Fair Housing Org.	5/26/22	In-person meeting to discuss HOME-ARP provisions/eligible activities and gaps in DeKalb. Requested recommendations based on her experience and work in DeKalb	Recommendation on the need for affordable housing and need for placement prior to permanent housing placement. Willing to collaborate for the best outcomes.
General Public, Agencies, and Developers	Community Development Public Hearing	5/26/22	ZOOM presentation at Community Development Public Hearing. HOME-ARP Overview – information on DeKalb County allocation eligible activities, qualified populations, processes	Received inquiries regarding participation with the HOME ARP services providers
DeKalb Schools Systems COC Member QP/All	School System	5/26/22	Telephone interview	Recommendations are Help for families in hotels, families doubled up, and in transitional housing. transitional families are at risk of homeless.

Agency/Org Consulted	Type Agency/Org	Date of Consultation	Method of Consultation	Consultation Feedback
				The population that needs help the most are Households with children need a place to stay until they can find permanent housing. Families who stay in shelters and far places have trouble with attendance. Families need job placement and financial literacy.
Dept of Community Supervision QP/ All COC Member	Offenders' Supervision Probation	5/26/22	Telephone Interview	Recommendations are Emergency housing for people with housing restrictions. Homeless people under supervision. Rap around services
General Public	Stakeholders	6/16/22	Survey Document	See Appendix D
General Public	Stakeholders	6/16/22	Public Hearing	See Appendix D
General Public		6/16/22	ZOOM meeting -Public Information Session on HOME-ARP	Received questions regarding eligible activities and agency application requirements.

The County convened a Public Hearing on August 8, 2022, to present its draft proposal of its HOME-ARP Allocation Plan. The County provided the following information during the hearing.

- allocation amount,
- qualifying populations (QP),
- eligible uses of funds, and
- the required components of the HOME-ARP allocation plan, including the process and anticipated timeline for submitting the plan.

The County presented its recommendation for the planned use of HOME-ARP funds, Non-congregate Shelter, and Supportive Services for all Qualifying Populations and the basis for this recommendation.

Moreover, the County later determined that HOME-ARP funds were not suitable, at that time, for the proposed project. Therefore, the County developed an alternate plan that addressed the population's needs. A second public hearing was convened on December 8, 2022. The December

8th Public Hearing followed the same format as the first hearing, except the County presented the new recommendations for the planned use of HOME-ARP funds, Tenant-based Rental Assistance, and Supportive Services. The County asked attendees for suggestions, questions, and comments about the Plan. Comments included questions regarding the TBRA approval process, TBRA income limits, TBRA eligible households, the provision of counseling/case management, and the process for TBRA administrative management. The County responded to all questions, announced that the draft proposal was posted on the County’s website at <https://www.dekalbcountyga.gov/community-development/home-arp>, and provided contact information for comments/questions/recommendations regarding the proposal. The County informed attendees that comments would be accepted through December 24, 2022 (the end of the public comment period).

The County posted meeting notices on its website, published notices in the local paper, and distributed notices to the CoC through the CoC distribution list.

Meeting Date	Meeting Topic
June 16, 2022 6:00 PM	Public Information Meeting – HOME ARP Program Overview
August 10, 2022, 6:00 PM	Official Public Hearing - HOME-ARP Draft Document
August 10 – August 25, 2022	Public Comment Period
December 8, 2022, 6:00 PM	2 nd Public Hearing – HOME-ARP Revised Draft
December 8 – December 23, 2022	Public Comment Period

To encourage and expand community participation, the Community Development Department provided HOME-ARP information during community engagement opportunities and through direct messages to community partners. The County distributed HOME-ARP information and Public Hearing notices through the CoC distribution list and sent notices to local faith-based, for-profit, and non-profit organizations.

Feedback from attendees attending December 8, 2022, meeting is shown below.

- How do agencies apply for funding to provide services,
- With increased rents, apartment dwellers need assistance in paying rent,
- Households need assistance with affordable housing search,
- The homeless rate appears to be “at an all-time high.” The homeless need assistance in obtaining housing,
- People experiencing domestic violence have an urgent need for safe housing assistance, and
- Homelessness prevention services are a great proactive tool to bring leverage to housing issues.

Consultation

The County interviewed agencies and qualifying population service providers to identify unmet needs and gaps in housing and service delivery systems.

List of Organizations Consulted and Feedback Summarized			
Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback Summarized
CoC Planning Committee Meeting	Continuum of Care	Virtual	General Questions: Can individual agencies apply for funding for a project? How will DeKalb allocate funds?
CoC Agencies	Continuum of Care	Virtual	Follow-up question from an agency asking if they can apply for funds for a shelter.
CoC Veterans Subcommittee – Agencies serving veterans, representatives from VISN and VA CRRC	Veterans’ Service Providers	Virtual	Questions regarding service to veterans. Said would consider gaps and ways to fill gaps in current veterans’ services.
Lithonia Housing Authority	Public Housing Agency	In-person	There is a need for more low-income housing. Especially since most public housing has gone away. As rents increase, more people are homeless in motels, and property owners are increasingly not taking section 8 vouchers.
Decatur Housing Authority	Public Housing Agency	Telephone	We have a considerable amount of people who need affordable housing. Due to increasing rental rates, many people need somewhere to go now, and many property owners are no longer taking our vouchers.
DeKalb Housing Authority	Public Housing Agency	Telephone	Recommendation on the need for more affordable housing and shelters, funds for arrearage, and deposits. Risk of homeless due to rents increasing 30-40%
Metro Fair Housing	Fair Housing	In-person	Recommendation on the need for affordable housing and demand for placement before permanent housing placement. Willing to collaborate for the best outcomes.

Summary of Consultation Feedback

The County interviewed 20 agencies. Interview results indicated three primary needs: a need for temporary housing (emergency shelter) where the unsheltered could safely reside until permanent housing could be located; a need for rental assistance to allow households to obtain safe, decent, affordable housing; and a need for extensive supportive services (housing search, job search, case management..., etc.). Stakeholders noted that without critical supportive services and rental assistance for qualifying populations, the County would fall short of meeting the needs of its most vulnerable populations. This feedback led the County to believe it could fill a prevailing need by allocating HOME-TBRA funds to rental assistance and support service activities for all qualifying populations. Based on this input and available data (ACS, CHAS, Coordinated Entry, Homeless Survey), the County determined that funding should be equally divided between Tenant-based Rental Assistance and Supportive Services.

Public Participation

Prior to submitting its HOME-ARP Plan to HUD, DeKalb County held one Public Information Meeting, as shown below.

Meeting Date	Notification Date	Meeting Topic
June 16, 2022, 6:00 PM	May 27, 2022	Public Information Meeting – HOME ARP Program Overview
August 10, 2022	July 28 – August 3, 2022 – Champion Newspaper, CoC Distribution List, DeKalb County Website	Official Public Hearing - HOME-ARP Draft Document
August 10 – August 25, 2022	August 10, 2022	Public Comment Period
December 8, 2022, 6:00 PM	November 24, 2022	2 nd Public Hearing – HOME-ARP Revised Draft
December 8 – December 23, 2022	December 8, 2022	Public Comment Period

The County provided disability or translation assistance with a 5-day advance request.

All information Notices were published and listed the 15-day public comment periods in the Champion Newspaper on June 16, 2022, July 28 – August 3, 2022, and November 24, 2022. In addition, Notices were published on the County’s website at <https://www.dekalbcountyga.gov/community-development/home-arp>. A copy of the notices can be found in Appendix C.

Efforts to Broaden Public Participation - In developing this Allocation Plan, the County conducted a diverse outreach strategy to engage the community and stakeholders through three methods. An online survey was published in English (with translation to other languages available upon request), a virtual HOME-ARP Public Information Meeting and Public Hearing were convened, and direct one-on-one outreach interviews with qualifying populations service providers were conducted. The specific information collected about qualifying populations sought

to strengthen existing relationships with housing service providers, establish new collaborative relationships to increase coordination, and gather data and other information to help determine the County's Allocation Plan priorities. This section summarizes the consultation efforts made by the County.

The County's HOME-ARP stakeholders' consultation, public participation activities, draft plan review, and comment period were conducted from June 20 to December 23, 2022. All related HOME-ARP documents were made in English (with translations available to other languages upon request). The online survey of the general public and direct surveys with qualified population service providers showed that more than 90% of responses indicated that the County should focus on providing TBRA for households who are cost burdened and for those who are homeless or at risk of homelessness to include the provision of QP support services. A summary of survey and interview results is attached as Appendix B: Survey Results and Appendix D. Consultation Feedback.

The survey explored issues of fair housing, affordability, the needs of those experiencing homelessness, at risk of homelessness, house burden, and concerns related to other vulnerable populations. When asked what populations the County should focus on for support, 90% of respondents selected families experiencing housing cost-burdened and at risk of homelessness (Respondents were able to select more than one category). Similarly, when asked to rank the most urgent needs in the County, creating affordable housing, homeless preventive services, employment assistance, and job training programs were identified as needs. When asked what housing needs were most significant in the County, more rental assistance for families experiencing homelessness and at risk of homelessness households that cost-burdened were selected as the top needs.

The County held a Public Information Meeting and a Public Hearing to solicit input and consult with key stakeholders that serve and support the qualifying populations identified in the HOME-ARP Notice issued by HUD in September 2021. At these meetings, the County provided an overview of HOME-ARP, reviewed definitions of qualifying populations, discussed the eligible uses of funds identified within the guidance provided by HUD and described the required components of the HOME-ARP allocation plan, including the process and anticipated timeline for submitting the plan. Additionally, the County announced that the required Public Comment Period was open for the required 15 days.

During the Public Hearings, the County solicited questions, comments, and feedback about the eligible uses of funds through an interactive dialogue with participants. Notice of the meetings was posted on the County's website, the local newspaper (The Champion), and the Office of Community Development shared consultation opportunities through their platforms, including Facebook, and by direct messages to community partners. Overall feedback in these meetings primarily focused on needing more rental assistance, affordable housing options, arrearage assistance for rent and utilities, and wrap-around supportive services for all qualifying populations. Finally, the County engaged stakeholders one-on-one to explore further the needs of those experiencing homelessness, those at risk of homelessness, and other vulnerable populations.

Invitations for interviews were sent to 20 stakeholders. The overall themes from these conversations included the need for housing assistance, arrearage assistance for rent and utilities, and wrap-around supportive services. Stakeholders noted that without critical QP supportive services and assistance for households that are cost burdened, DeKalb County would fall short of meeting the needs of the County's most vulnerable populations.

Public Comments and Recommendations: The County received 21 responses to the online survey. The survey explored issues of fair housing, affordability, the needs of those experiencing homelessness, cost burdened households at risk of homelessness, and concerns of other vulnerable populations. When asked what populations the County should focus on for support, 90% of respondents selected families experiencing homelessness and at risk of homelessness (Respondents were able to select more than one category). Similarly, when asked to rank the most urgent needs in the County, creating affordable housing, homeless preventive services, employment assistance, and job training programs were identified as most in need. During interviews with stakeholders, they indicated that temporary housing during the housing search, affordable housing, and counseling/case management/stabilization services were needed. **See Appendix B: Survey Results and Appendix D: Consultation Feedback**

Feedback from attendees on December 8, 2022, Public Hearing is shown below.

- How do agencies apply for funding to provide services,
- With increased rents, apartment dwellers need assistance in paying rent,
- Households need assistance with affordable housing search,
- The homeless rate appears to be “at an all-time high.” The homeless need assistance in obtaining housing,
- People experiencing domestic violence have an urgent need for safe housing assistance, and
- Homelessness prevention services are a great proactive tool to bring leverage to housing issues.

The County received one written comment requesting a copy of the slide presentation and asking how they might participate.

Public Comments and Recommendations Not Accepted and Reasons Why - All comments were received and accepted.

Needs Assessment and Gap Analysis

Size and Demographic Composition of Qualifying Populations - DeKalb County (764,382) is the fourth largest county in the Atlanta metropolitan area based on the 2020 Census. DeKalb County had the lowest population growth among the five metro Atlanta core counties between 2000 and 2020 (14.8%). Regarding race and ethnicity, non-Hispanic Whites comprised 28 percent in DeKalb County, and the Black population in DeKalb was 50%.

1. Sheltered Homeless and Unsheltered Populations

DeKalb County’s Community Development, Continuum of Care, and Homeless Management Information System (HMIS) Lead have developed a data dashboard using its HMIS. Annually, DeKalb Community Development conducts a Point-In-Time Count and Survey of Homeless Individuals as Collaborative Applicant for the DeKalb CoC. The information below was obtained from the dashboard, point-in-time count, and survey data.

2022 DeKalb County’s Point-in-Time Count Data			
Total Number of sheltered people in families with children	Total Number of Homeless Individuals w/o children	Total Number Sheltered Individuals	Total Number of Unsheltered Individuals
281 – Individuals, approximately 70 families	284	121	163

Size - On February 17, 2022, DeKalb County counted 565 homeless people.

- 163 people sleeping in unsheltered locations,
- 402 people staying in shelter locations,
- Approximately 230 people in sheltered locations were in ESG-CV Temporary shelter units. These units will no longer be available when ESG-CV funds are exhausted for the year. This information indicates that the number of unsheltered homeless would have increased by approximately 230 if the units were unavailable, and
- Using an annualized projection, more than 2,147 people will be homeless in DeKalb in 2022. (The projection does not include those in Temporary Emergency Shelters.)

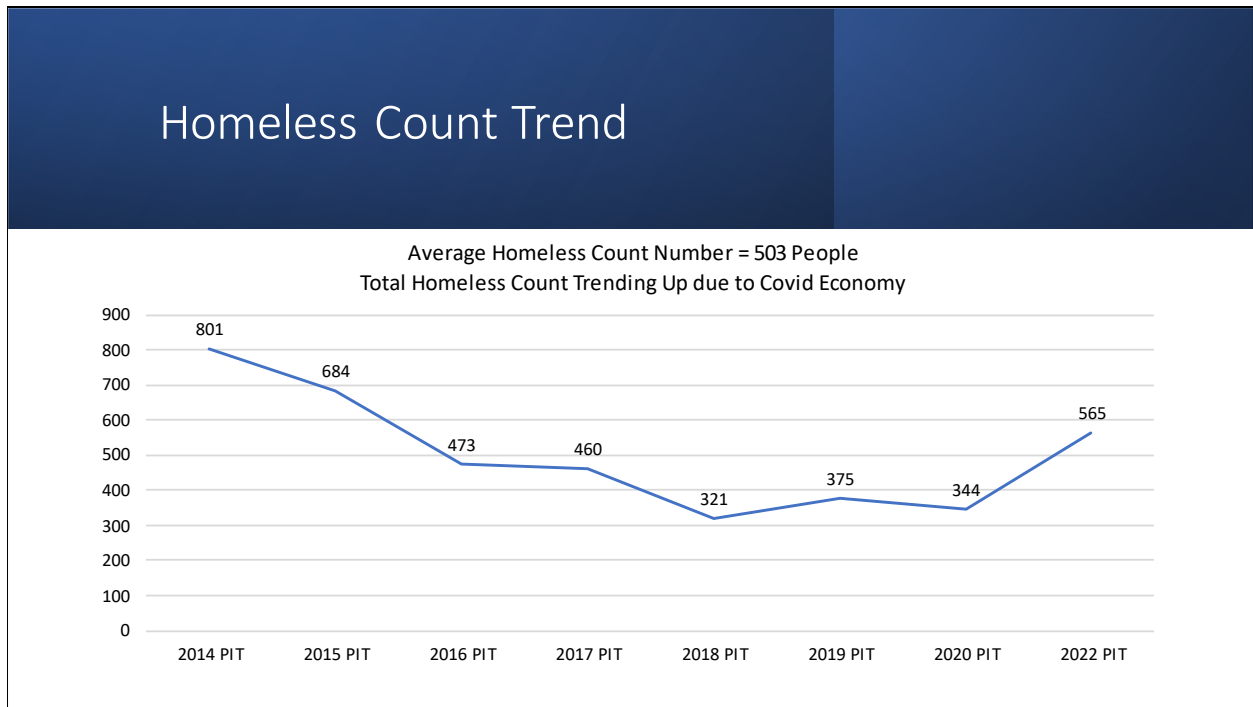
Demographic Information - Point-In-Time Count and Survey data revealed the following information.

- 281 family members were sheltered. Approximately 31 shelter beds for families in DeKalb County. More than 80% of these family members were in temporary emergency shelter spaces that would not exist when ESG-CV funds were exhausted in 2022,
- 80% of the unsheltered population consisted of single African American males,
- 10 youth parent households with 26 household members were homeless,
- 23 unaccompanied youth were homeless (18-24 years of age),
- 80% of the counted population was unsheltered males,
- 10 veterans were homeless,
- 53% of the homeless population disclosed disabilities,
- Less than one-third were chronically homeless,
- Homeless Survey Data: Homelessness was economic challenges (low income and no employment), and
- Homeless Survey Data: 36% of the respondents were homeless for the first time.

Gap as of October 14, 2022					
	Number of Family Households waiting for Emergency Shelter	Number of People Comprising Family Households	Number of Children in Family Households	Number of Families w/o children	Number of Adults w/o children
	118	381	232	125	144
GAP		381			144

This information presents the number of people requesting emergency shelter through outreach or coordinated entry.

The Chart below provides homelessness trending information for DeKalb County:



2. At-Risk of Homelessness

Precise data indicating the number of households at risk of homelessness in DeKalb County is not readily available. However, DeKalb County uses several indices to estimate this population's size. Shown below is information that indicates population size.

Incomes for DeKalb County households (according to 2020 census data) are as follows: According to 2020 census data, 17.2% - 25% of households in DeKalb County have incomes at or below 30% AMI (2022 Adjusted Home Income Limits). According to 2020 census data, the DeKalb County median household income is \$65,116. Approximately 39% of DeKalb County households have incomes of less than \$50,000.

According to HUD data, per capita income in DeKalb County is \$29,711. The DeKalb County poverty rate is 17.86%. However, 2020 census data indicate that 14.4% of all people are below the poverty line, 22.4% of people under 18 are below the poverty line, and 12% of people 18 and older are below the poverty line. More recently, in July 2021, the US Census Bureau reported that approximately 15.8 percent of DeKalb County residents live in poverty. Additional data related to households at risk of homelessness is presented below:

- a. Information that can inform an estimate of the number of moves experienced by households is not available.
- b. In the DeKalb County School System, parental reports reveal that 182 students live in the homes of others because of economic hardships. School System officials rely on parental reports and believe this number is higher than reported. The Georgia Department of Community Supervision reports that 127 recently released ex-offenders live with others due to economic hardship. Other statistics are not readily available.
- c. DeKalb County records reveal that 17,619 dispossession cases have been filed as of July 2022. Demographic information regarding this data is not available.
- d. According to DeKalb County school reports, 162 students (from self-paying households) live in hotels. The School System relies on parental reports for this information, and they suspect that the number is higher. A survey of hotels with known Code Enforcement violations found more than 200 “self-payers” in 5 hotels. Case Managers within the school system indicated that several families now report Air B&B residency and state that they have been evicted and that the Air B&B is cheaper than a hotel. Unfortunately, students who reside in Air B&B are not eligible for McKenny Vento benefits.
- e. Information regarding overcrowded conditions is not readily available.
- f. The Georgia Department of Community Supervision reports that 127 recently released ex-offenders live with others due to economic hardship or live as self-paying in hotels.
- g. DeKalb County Housing Assistance Programs that provide Tenant-based Rental Assistance: - Certain non-profits or government assistance programs offer immediate rent help to qualifying populations: homeless or at risk of homelessness, veterans, single parents, those experiencing domestic violence, the unemployed, and others.
- h. Homeless people in DeKalb County may be placed into transitional housing or a homeless shelter or given a free motel voucher, then apply for a security deposit program or help with the first month’s rent.

3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

According to a March 2021 news release, Gov. Brian Kemp indicated the state had a 92% increase in sexual assault incidents. The DeKalb County Solicitor-General says nearly one-third of the 13,000 misdemeanor cases she prosecutes yearly is domestic violence, and the number of cases is rising.

The Women’s House, which serves victims of domestic violence and sex trafficking in DeKalb and Fulton, also helps women who live anywhere in metro Atlanta reports that since March 1, 2020, it has seen a 42% increase in domestic violence crisis calls and 4,130 calls to its 24-hour hotline through April 23, 2022. The most prominent request centered around immediate housing for families experiencing domestic violence.

DeKalb County Human Services has provided support for individuals experiencing domestic violence for more than 30 years through grants to state-certified domestic violence non-profits. These agencies provide immediate assistance in the aftermath of violence, including shelter

services, legal advocacy, support, daycare and children services, supervised visitation, mental health counseling, and a variety of other wrap-around services. In 2021, the grant allocation assisted 4,157 DeKalb survivors of domestic violence.

Furthermore, according to the Georgia Commission on Family Violence, Judicial District Four within the State of Georgia, which is comprised of DeKalb County, throughout the five-year reporting period, the rate of family violence incidents reported to law enforcement increased by 4.9%. 14,722 family violence incidents were reported in Judicial District Four from 2013-2017.

The Georgia Bureau of Investigation says that human trafficking is becoming more common across the state and metro Atlanta and that DeKalb County has some of the highest human trafficking rates.

4. Other Populations

DeKalb County uses the information shown below as Other Populations indices.

- a. Other Families Requiring Services - DeKalb County has received reports of families requiring services who have received services and need further financial assistance or supportive services to remain housed. However, the number of households is unavailable through HMIS or serving agencies.

- b. At Risk of Greatest Housing Instability – According to a recent study conducted by Emory University and commissioned by DeKalb County, one out of three DeKalb households has a housing affordability problem, with approximately 20% reporting a cost burden and 16 % having a severe cost burden. The study also indicated that the share of affordable rental units has steadily declined in DeKalb. The proportion of rental units for low-income households (at or below 80% AMI) fell from 93% in 2000 to 80% in 2019; the share of rental units for very low-income households declined by 54%. The chart below shows the cost burden and income distribution of the estimated percent of all renters and owners who are severely cost-burdened. Moreover, the pandemic has exacerbated already challenging affordable housing issues and affected households earning 100% AMI and lower.

2015-2019 HUD CHAS Severe Housing Cost Burden Data		
Income by Housing Problems	Owner	Renter
Cost Burden <= 30% AMI	9,705	23,265
Cost Burden >30% to <=50% AMI	8,485	20,690
Cost Burden >50% to <=80% AMI	8,450	15,665
Total	26,640	59,620
Income by Cost Burden	Cost Burden >30%	Cost Burden >30%
Household Income >30% AMI	9,585	22,930
Household Income <30% to >=50%	8,290	20,340
	Cost Burden >50%	Cost Burden >50%
Household Income >30% AMI	7,820	19,790
Household Income <30% to >=50%	3,780	7,185

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.

According to 2015-2019 CHAS Data, 43,955 renter households, and 18,190 owner households are experiencing at least one of four housing problems, and these households' incomes were 50% or less of the AMI. The chart above shows the cost burden and income distribution of the estimated percent of all renters and owners who are severely cost-burdened.¹ Moreover, the pandemic has exacerbated already challenging affordable housing issues and affected households earning 100% AMI and lower.

DeKalb County, GA Affordable Housing Snapshot -2020	
Total Affordable Apartment Properties	76
Total Low-Income Apartments	11,513
Total Housing Units with Rental Assistance	3,173
Percentage of Housing Units Occupied by Renters	44.75%
Average Renter Household Size	2.61
Average Household Size	2.63
Median Household Income	\$51,376 ±\$634
Median Rent	\$991 ±\$8
Percentage Of Renters Overburdened	51.66% ± 1.4pp
Total Population	716,331

Population and Household Demographics - DeKalb County is a county in [Georgia](#) with a population of 716,331. There are 267,396 households in the county, with an average household size of 2.63 persons. 44.75% of households in DeKalb County are renters.

Income and Rent Overburden in DeKalb County - The annual median gross income for households in DeKalb County is \$65,116, and the median rent for the county is \$991 a month. Households that pay more than thirty percent of their gross income are considered rent overburdened. In DeKalb County, a household making less than \$3,303 a month would be overburdened when renting an apartment at or above the median rent. 51.66% of households who rent are overburdened in DeKalb County.

Area Median Income in DeKalb County - One's income determines affordable housing program eligibility. Each household's income is compared to all other households in the area. This is accomplished through a statistic established by the government called the Area Median Income, most often referred to as AMI. The AMI is calculated and published each year by HUD.

In DeKalb County, HUD calculates the Area Median Income for a family of four as \$96,400.

- **30% AMI Income Limits**
Renters earning up to 30% of the DeKalb County AMI may qualify for rental assistance programs that target Extremely Low-Income households for a family of four as \$28,900.
- **50% AMI Income Limits**
Renters earning up to 50% of the DeKalb County AMI may qualify for rental assistance programs that target Very Low-Income households for a family of four as \$48,200.

A Brookings Institution report showed that Atlanta ranks top for income inequality. Last summer, an analysis by Harvard and Berkeley researchers showed that metro Atlanta has the lowest rate of social mobility. And back in the spring of 2021, another Brookings study showed that the metro region has one of the fastest-growing rates of suburban poverty. That escalation in suburban poverty may be why three metro counties are among the top 10 nationally for lack of affordable housing.

Nationally, there are 29 rental units for every 100 “extremely low-income,” or ELI, households. As classified by the Department of Housing and Urban Development, ELI households have incomes of 30 percent or less of the median for their area. The researchers used the number of ELI households and the number of affordable rentals in each county to calculate the number of low-priced units for every 100 poor households. DeKalb County’s rate is 14.5, less than fifteen affordable units for every 100 low-income families.

COVID-19 Related Emergency Rental Assistance - The pandemic disrupted rental markets during 2020, but most markets rebounded strongly in 2021, evidenced by near record-low vacancy rates and sharp rent rises. Asking rents in professionally managed apartments increased sharply in 2021, with annual rent growth rising from 1.7 percent in the first quarter of 2021 to 10.9 percent in the third quarter. Atlanta ranked ninth among the top 30 metro areas in annual rent growth for all asset classes in 2021.

Many of the eligibility requirements for the U.S. Department of Treasury’s Emergency Rental Assistance Programs overlap with HOME APR eligibility requirements, including:

- At risk of homelessness or experiencing housing instability (e.g., past due notice, non-payment of rent, or eviction notice) and
- A household income less than 80% AMI.²

Data from DeKalb County’s Emergency Rental Assistance Program can help quantify those individuals and households in DeKalb County that are housing insecure. According to the Emergency Rental Assistance Program reporting required by the U.S. Department of the Treasury, DeKalb County has over \$50 million in payments. Data also indicates that more than 2600 households in DeKalb County received rental assistance.³

Veterans and Families that include a Veteran Family Member - According to the Veterans Population 2022, County-level Count, 41,917 Veterans in the County, and the total Expenditure on veterans was \$620,007, according to the National Center for Veterans Analysis and Statistics. In Georgia, DeKalb County is ranked 58th of 159 counties in Veterans Affairs Departments per capita and 1st of 159 counties in Veterans Affairs Departments per square mile. Veterans can qualify for several benefits, from medical help for those who suffered an injury due to their service to pensions and money for education or job retraining.

Unmet Housing and Service Needs of Qualifying Populations

1. Sheltered and Unsheltered Homeless Populations

On February 17, 2022, DeKalb County counted 565 homeless people. There were 163 individuals in unsheltered locations and 402 in sheltered locations. An annualized projection indicates that 2,147 individuals will be homeless in DeKalb County in 2022. It should be noted that of the 402 individuals in sheltered locations, 206 individuals were in temporary emergency shelter beds funded through ESG-CV. These shelter beds are not available after the expiration of the ESG-CV funds in 2022.

The gap in emergency shelter beds in DeKalb County is further demonstrated by the report from Coordinated Entry that the system received 91 requests for emergency shelter in July 2022, and none could be served. In August 2022, Coordinated Entry received 124 requests for emergency housing from households with children. Three families could only be served due to insufficient emergency shelter beds and the planned phase-out (due to diminished ESG-CV funds) of temporary emergency shelter beds.

Analysis: The data presented above demonstrate a need for more shelter space in the DeKalb County service area. Based on staff analysis of the current state of the hotel acquisition real estate market, it's not feasible to use HOME-ARP in acquiring and renovating a property to develop a non-congregate shelter. The cost of the identified properties was high and exceeded the funding available. Also, the cost of redeveloping the property and the required operational costs were projected to be extremely expensive.

2. At Risk of Homelessness

In the DeKalb County School System, parental reports reveal that 182 students live in the homes of others because of economic hardships. School System officials rely on parental reports and believe this number is higher than reported. According to DeKalb County school reports, 162 students (from self-paying households) live in hotels. The School System relies on parental reports for this information, and they suspect the number is higher. A survey of hotels with known Code Enforcement violations found more than 200 "self-payers" in 5 hotels. Case Managers within the school system report that several families now report Air B&B residency and state that they have been evicted and the Air B&B is cheaper than a hotel. Unfortunately, students who reside in Air B&B are not eligible for McKenny Vento benefits. Information regarding overcrowded conditions is not readily available.

The Georgia Department of Community Supervision reports that 127 recently released ex-offenders live with others due to economic hardship or live as self-payers in hotels. Other statistics are not readily available.

DeKalb County convened a focus group with individuals residing in local motels and hotels. The information shared centered on the following: the inability to secure affordable rental units in safe and desirable locations, the additional food costs associated with residing in a hotel or motel, the lack of resources to cover the extra costs associated with moving into new rental units, security

deposits, utility deposits, first-month rent, moving expenses and other expenses related to moving into a new rental unit.

DeKalb County records reveal that 17,619 dispossessory cases have been filed since July 2022.

According to a recent study conducted by Emory University and commissioned by DeKalb County, one out of three DeKalb households has a housing affordability problem, with proximately 20% reporting a cost burden and 16 % having a severe cost burden. Recent studies have shown that in communities, when households spend more than 32% of their income on rent, the incidence of homelessness increases. A household that spends more than 30% of household income on housing is considered cost burdened.

The study also indicated that the share of affordable rental units has steadily declined in DeKalb. The proportion of rental units for low-income households (at or below 80% AMI) fell from 93% in 2000 to 80% in 2019; the share of rental units for very low-income households declined by 54%. The proportion of rental housing units with only physical problems was 5.2% in 2019.

Also, data from the PIT homeless count data showed that 34% of the homeless population were first-time homeless households, and 64% experienced homelessness multiple times.

Analysis: The data presented above demonstrate that many households with school-age children reside in hotels and motels due to the high cost of rental units, arrearages, security deposits, utility deposits, and other economic challenges. Moreover, a DeKalb County focus group discussion consisting of individuals residing at six local hotels centered around the additional unforeseen cost which prevents them from moving into rental units, such as food cost (small refrigerators in the units), extra hotel charges for the number of occupancies, storage charges, etc. Furthermore, individuals returning from incarceration are also residing in hotels and motels. Also, security concerns and issues with the lodging properties' cleanliness may create health issues. DeKalb County enacted a Hotel Ordinance that prevents hotel owners from renting for more than 30 days to address the aforementioned concerns.

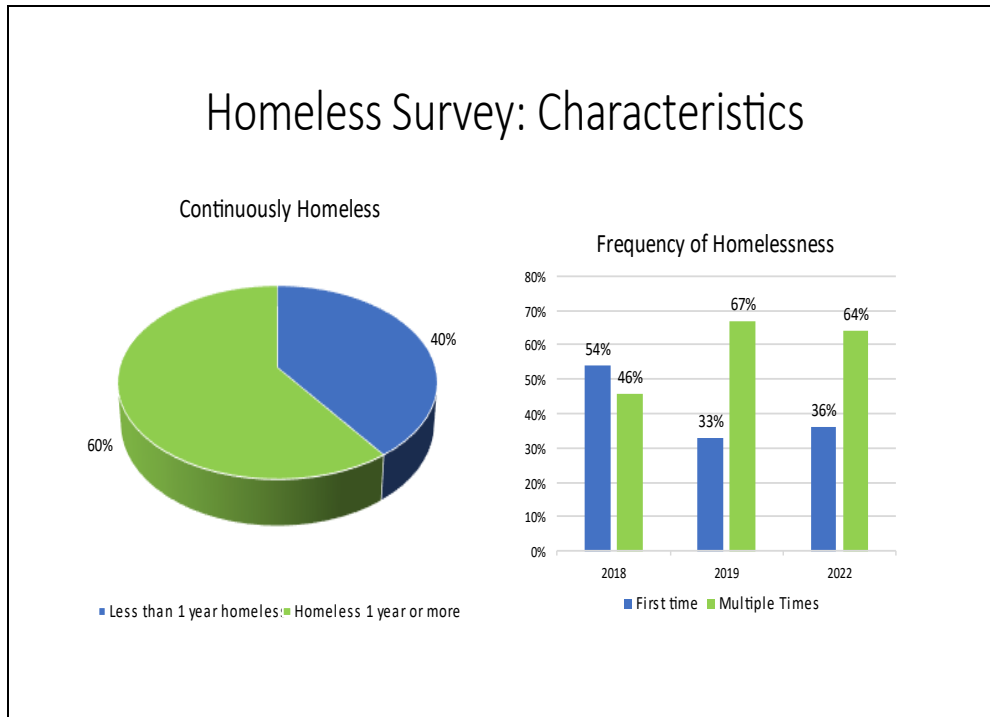
Additionally, the data indicates that a significant portion of the DeKalb County population are cost-burdened households and need rental assistance and other support services such as job training, housing counseling, and mental health services.

3. Fleeing or attempting to flee, domestic violence, date violence, sexual assault, or human trafficking -

According to the Georgia Commission on Family Violence, Judicial District Four within the State of Georgia, which is comprised of DeKalb County, throughout the five-year reporting period, the rate of family violence incidents reported to law enforcement increased by 4.9%. 14,722 family violence incidents were reported in Judicial District Four from 2013-2017. The County's domestic violence providers indicated a shortage of emergency shelter beds for victims of domestic violence.

4. Other Populations - Other Families Requiring Services to Prevent Homelessness and Experiencing Severe Cost Burden 30%-50% AMI.

DeKalb County Community Development Office PIT indicates that 36% were first-time homeless individuals, and 64% were repeated homeless individuals within a 12 to 24-month period.



According to 2015-2019 CHAS Data, 22,930 renter households, and 9,585 owner households are experiencing a severe housing cost burden, and these households earn less than 30% AMI.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% AMI	22,930	19,790
Household Income >30% to <=50% AMI	20,340	7,185
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% AMI	9,585	7,820
Household Income >30% to <=50% AMI	8,290	3,780

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.

According to Atlanta Regional Commission, inflated rent prices exacerbate renters’ cost burden. While rental prices have gone up, so have the prices of everyday goods and services, from gas to groceries. Atlanta’s inflation rate tops national averages, experiencing over 10% increases in the cost of goods from March 2021 to March 2022, compared to just under 8% nationally. For metro Atlantans, the cost of living across the board has become more expensive. 16% increases in housing costs and 10.6% in other goods and services are dwarfing wage increases, which clocked in at a modest 3.1% growth for 2021.

Current Resources to Assist Qualifying Populations

Below is information indicating current resources available in DeKalb County for qualifying populations.

Homeless Housing Services- There are approximately 2,379 beds offered for the homeless by multiple agencies in DeKalb County. This bed count includes the entire array of beds offered to homeless households.

Homeless Beds Available on February 17, 2022	
Category	Number of Beds
Congregate Shelter	160 (includes contracted beds outside GA-508)
Non-congregate Shelter	206 (End September 2022)
Transitional Housing	63
Permanent Housing	1950 (Housing Choice Voucher, Permanent Supportive Housing, Rapid Re-Housing, and VASH)
Emergency Housing V.	113

DeKalb County deploys a coordinated entry process that standardizes the access, assessment, prioritization, and referral procedure for all people across all participating providers in the DeKalb County CoC. Thus, each system entry point uses the same pre-screen tool and makes referral decisions based on a standard set of factors. Coordinated referrals are made with a thorough understanding of all programs, including their specific requirements, target population, offered services, and bed availability.

Unlike many coordinated entry systems, DeKalb Coordinated Entry also provides referrals directly to emergency shelter facilities on a first-come-first-served basis based on space availability and shelter requirements. Participants should be prioritized for shelter participation. If shelter space is unavailable, coordinated entry develops a waitlist and refers from the waitlist on a first-come-first-served basis as space becomes available.

This approach means that households who are homeless and at risk of homelessness are identified early, screened, and connected with the appropriate intervention or match possible that addresses their immediate needs.

Supportive Services - According to a study by Emory University, supportive service provision for homeless and low-income households is extremely limited within the county due to a lack of dedicated resources for homeless and at-risk households at the state and local levels. Supportive services for homeless persons typically include case management and life skills training. Transportation and assistance dealing with alcohol and drug abuse and mental health issues are other common services available. Most homeless prevention efforts involve assistance with housing costs or case management and advocacy.

DeKalb County partners with Grady Hospital, St. Joseph's Mercy Care, DeKalb Community Services Board (CSB), and the Community Advance Practice Nurses to provide health and mental health services to homeless and at-risk households. Providers and the County work with the Projects for Assistance in Transition for Homelessness (PATH) Team. This team provides outreach and comprises case managers, mental health workers, substance abuse counselors, especially trained police officers, and homeless service providers. The PATH team works with

housing providers and County funded street outreach workers to engage homeless persons and guide them to appropriate services.

DeKalb County also works closely with WorkSource DeKalb and Goodwill Industries to provide resume writing, job training, and employment services to the homeless and at-risk. DeKalb County will continue to work with program providers to increase the percentage of participants that receive mainstream benefits at program exit. DeKalb County will continue to provide information and training to the service providers on how their staff can assist clients in accessing mainstream benefits.

Tenant-Based Rental Assistance- At present, Georgia is ranked No. 7 in the top 10 worst states for affordable housing by the U.S. Department of Housing and Urban Development. Higher rents are a national phenomenon. In 2021 rental rates rose in 48 of the nation's 50 largest metro cities, with the average monthly cost of a one-bedroom apartment in Georgia rising more than 20 percent in 2021. To address this issue, the proposed DeKalb County Housing Crisis Resolution would establish a rental registry that enables researchers and policymakers to study the business practices of corporate landlords so the County can respond with appropriate local measures. A significant component of the resolution was inspired by the rise of private investors, Wall Street, and limited liability companies moving into the residential rental market. It requires landlords to register their properties, so it is known precisely where rental units are located within communities.

There are three housing authorities in DeKalb County: the Housing Authority of DeKalb County, the City of Decatur Housing Authority, and the Housing Authority of City of These Housing Authorities provide more than 9,400 subsidized units (for 25,000 current residents) through their public housing, Housing Choice Voucher, project-based vouchers. Section 202 and Section 811 programs provide additional units. According to the most recent DeKalb County Consolidated Plan, agencies offer approximately 5,080 TBRA vouchers.

Georgia is one of 25 states where rent control is not allowed. Landlords can charge whatever they think the market will bear without caps on rent increases. The Atlanta Regional Commission (ARC) and DeKalb County have identified housing as a top regional issue. According to a recent study conducted by Emory University, the average rent in DeKalb rose 20% between 2019 and 2021

ARC developed the Metro Atlanta Housing Strategy to help local governments address rising housing costs. ARC also tracks eviction filings in collaboration with the Atlanta Fed and Georgia Tech. One of the findings demonstrates that the annual rate of increase is accelerating.

Certain non-profit agencies or government assistance programs offer immediate rental assistance help to qualifying populations: homeless or at risk of homelessness, veterans, single parents, those experiencing domestic violence, the unemployed, and others, as delineated below. Although several organizations, programs, and agencies offer rental assistance, funds are limited and are exhausted rapidly, causing an emergency need for service that goes unfilled.

- a. DeKalb County's Tenant-Landlord Assistance Program - Since February 2021, TLAC and several nonprofit organizations in DeKalb have distributed more than \$50 million for eligible tenants and landlords from the Federal Emergency Rental Assistance program. DeKalb County's Tenant-Landlord Assistance Coalition (TLAC) provides financial assistance to eligible households for the payment of rent, arrearage rent, utilities, utility arrearage, and other housing costs incurred due to the COVID-19 pandemic. The program is designed to assist eligible families that have an annual household income of 80% of the median income for DeKalb County. The program operated from February 2021 through November 2022. DeKalb County has distributed \$52.8 million to almost 4,900 families for rent and utilities. There are currently 645 pending applications, and DeKalb has \$41.3 million in available ERA1 Reallocation grant funds.
- b. DeKalb County Coordinated Entry provides support and information regarding housing availability, rent assistance, emergency shelter beds, and services. Referrals are given as part of the continuum of care program. Tenants with an eviction or pay or quit notice can be given immediate emergency rental assistance. Housing stability is also a focus.
- c. Supportive Services for Veteran Families of DeKalb County helps veterans and their families. Any short-term or long-term rental assistance or security deposit from SSVF aims to provide housing stability.
- d. Housing Authorities in DeKalb County administers HUD section 8 vouchers for rental assistance payments. The Authorities also provide information regarding self-sufficiency, home-buying programs, and job placement programs.
- e. Georgia Rental Assistance Program - assists low-income residents in securing funding for residents behind on rent payments and utilities. Locally, the program is organized by members of the DeKalb National Council of Negro Women (NCNW). The Georgia Rental Assistance Program is a statewide program that can provide up to 18 months of rental and utility assistance, paid directly to participating landlords and service providers on behalf of tenants.
- f. DeKalb County Department of Family and Children Services (DFCS) - has funds available to assist households who have experienced an unexpected, uncontrollable, one-time crisis or emergency that has prevented the applicant from paying their utilities or rent. Applicants must demonstrate that they are facing disconnection of utility service (i.e., gas, electricity, or water) or eviction from their residence.

Affordable and Permanent Supportive Rental Housing - DeKalb County has approximately 1401 Permanent Supportive Housing (PSH) beds. This housing is provided through Veterans Administration VASH vouchers (796 vouchers) and CoC permanent supportive housing (605 beds). Additionally, there are approximately 549 permanent housing beds (Rapid Re-housing). Non-profit and faith-based organizations in DeKalb County administer programs to provide beds and supportive services.

The DeKalb Housing Authority and DeKalb CoC collaborated in 2021 and early 2022 to offer 113 Emergency Housing Vouchers. These vouchers were available to homeless residents at risk

of homelessness or fleeing domestic violence. Clients were referred for vouchers through the CoC Coordinated Entry process or directly from domestic violence providers.

DeKalb County offers developers loans funded through the HOME Investment Partnership Program to develop affordable units for residents at or below 80% AMI. Currently, there are approximately 600 HOME units in DeKalb County.

DeKalb County Housing Vouchers	
Housing Authority	Number of Vouchers
Lithonia Housing Authority	196
DeKalb County Housing Authority	5716
Decatur Housing Authority	1043

Analysis: Recognizing the housing crisis, hundreds of millions of federal dollars have been distributed over the past two years. DeKalb County, along with non-profits and other community organizations, have rallied to raise funds to assist renters in avoiding eviction. Accessing these funds has proved challenging. For months, local organizations ran out of funding within days, as renters in need flooded hotlines seeking financial assistance to tide them over. The affordable housing supply shortage, coupled with the inability of cost-burdened households to secure the financial resources needed to obtain and maintain housing due to high rental costs, has resulted in a housing crisis in DeKalb County. There needs to be more housing in DeKalb or metro Atlanta to satisfy housing demand, causing rental rates to increase. This shortage is an ongoing local, state, regional, and national problem, driving up housing costs for buyers and renters across the County.

“More than half of all DeKalb residents are cost-burdened households, in that they are spending between 30 and 50 percent of their income on housing,” said Allen Mitchell, director of DeKalb County’s Department of Community Development. A benchmark for affordability is housing that consumes less than a third of household income.

DeKalb County has about 6955 vouchers to subsidize rent for lower-income DeKalb residents, according to the Housing Authorities in DeKalb County. DeKalb Housing Authorities report a waiting list of approximately 25,000 potential applicants., No housing vouchers are available. Therefore, more assistance is needed to cover direct rental assistance and support services focused on providing resources to assist cost-burdened renters in attaining housing stability and achieving self-sufficiency. Support services include rental arrearage assistance, move-in expenses, housing counseling, job training, employment assistance, transportation, childcare... etc.

Shelter, Housing, and Service Delivery System Gaps

1. Shelter

There is one full-time emergency shelter within the DeKalb County entitlement area. This shelter provides 31 beds for households with children, and all beds may only be utilized when household configurations allow merging families within rooms. This inadequate bed supply caused the

County to contract for beds in downtown Atlanta. This contracting situation causes additional problems, as children experience early morning departures (6 AM or before), long bus rides to school, and late afternoon drop-offs (after 6 PM) at the shelter. School System representatives report that the distance from the shelter to school also results in low attendance and poor student performance.

The 2022 Point-In-Time Count and Survey indicated 565 homeless persons in DeKalb County on the night of the Count. The count and survey showed that 281 family members in households with children were homeless. All families with children were sheltered; however, DeKalb County operated an overflow shelter (non-congregate temporary emergency shelter) during the period with 206 beds and apartments with an additional 24 beds. The overflow beds are temporary and cannot be funded after September 2022. Without overflow beds, a sizable number of households will be unsheltered. According to Coordinated Entry, in July 2022, 91 families requested shelter. Coordinated Entry reported that 124 households with children requested shelter in the August 2022 timeframe, and only three households could be served.

An insufficient number of low-barrier shelter beds and shelter spaces for families with children causes the primary shelter capacity gaps. Further, a segment of the unsheltered population does not access shelter due to a fear of separation from family and partners/pets/possessions, the impact of congregate shelter on their mental health, and general discomfort with the shelter system.

Other factors outside the control or influence of the homelessness service delivery system widen the delivery gap. These factors include the requirements caused by the COVID-19 pandemic, the rising cost of housing, the low supply of affordable units, a lack of behavioral health resources, and the mental health condition and consequential requirements of a large number of chronically homeless.

Analysis: The data presented above demonstrate a need for more shelter space in the DeKalb County service area. However, the provision of shelter space with HOME-ARP funds is not a feasible activity.

2. Permanent Housing

Information from the Emory University study and anecdotal information from renters indicate that rent has increased by approximately 20% over the past year. It has become difficult for DeKalb housing search organizations to locate affordable rental units for very low and extremely low-income households. At the same time, property owners are increasing rents as leases expire, causing low-income renters to move out of housing or become evicted due to non-payment of rent. Even voucher holders find it difficult to rent units because many property owners no longer accept Housing Choice Vouchers. Many households resort to hotel residency due to their inability to pay housing costs. An additional inventory of various housing types, including affordable multifamily housing, is needed to provide housing options for different income levels.

Analysis: Recovery Act, CoC, ESG-CV, CDBG-CV, and ESG funding provide monthly rental and arrears payments to assist households in maintaining current or obtaining new housing. Additional

assistance is needed to support the increased demand for rental assistance and the related supportive services that will foster housing sustainability.

3. At Risk of Homelessness

With the support of the Board of Commissioners and in partnership with DeKalb Magistrate Court, Atlanta Legal Aid, DeKalb Dispute Resolution Center, and the DeKalb Housing Authority, TLAC is designed to provide financial relief to DeKalb renters threatened by eviction and landlords facing revenue losses due to the COVID-19 pandemic. Since February 2021, TLAC and several nonprofit organizations in DeKalb have distributed more than \$61 million for eligible tenants and landlords from the Federal Emergency Rental Assistance program. DeKalb County’s Tenant-Landlord Assistance Coalition (TLAC) is to provide financial assistance to eligible households for the payment of rent, rent arrearage, utilities, utility arrearage, and other housing costs incurred due to the COVID-19 pandemic. The program is designed to assist eligible families that have an annual family income of 80% of the median income for DeKalb County. The program operated from February 2021 through November 2022. DeKalb County has distributed \$52.8 million to almost 4,900 families for rent and utilities. There are currently 645 pending applications, and DeKalb has \$41.3 million in available ERA1 Reallocation grant funds.

Analysis: The three housing authorities in DeKalb County administer the Housing Choice Voucher rental assistance program in DeKalb County (formerly known as Section 8). The Housing Choice Voucher (HCV) Program is designed to aid low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The HCV Program pays a portion of eligible families’ monthly rent directly to the Property Owner/Manager. The HCV Program also includes Project-Based Voucher (PBV) Programs and the Veteran’s Administration Special Housing (VASH) Program, which works collaboratively with the Veterans Administration.

DeKalb County Housing Vouchers	
Housing Authority	Number of Vouchers
Lithonia Housing Authority	196
DeKalb County Housing Authority	5716
Decatur Housing Authority	1043

Analysis: DeKalb County has about 6955 vouchers to subsidize rent for lower-income DeKalb residents, according to the Housing Authorities in DeKalb County. DeKalb Housing Authorities report a waiting list of approximately 25,000 potential applicants., No housing vouchers are available. Therefore, more assistance is needed to cover direct rental assistance and support services focused on providing resources to assist cost-burdened renters in attaining housing stability and achieving self-sufficiency. Support services include rental arrearage assistance, move-in expenses, housing counseling, job training, employment assistance, transportation, childcare... etc.

4. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice.

According to the Georgia Commission on Family Violence, Judicial District Four within the State of Georgia, which is comprised of DeKalb County, throughout the five-year reporting period, the rate of family violence incidents reported to law enforcement increased by 4.9%. 14,722 family violence incidents were reported in Judicial District Four from 2013-2017. The County’s domestic violence providers have indicated a shortage of emergency shelter beds and permanent housing beds for victims of domestic violence.

Analysis: DeKalb County Human Services has provided support for individuals experiencing domestic violence for more than 30 years through grants to state-certified domestic violence non-profits. These agencies offer immediate assistance in the aftermath of violence, including shelter services, legal advocacy, support, daycare and children services, supervised visitation, mental health counseling, and a variety of other wrap-around services. In 2021, the grant allocation assisted 4,157 DeKalb survivors of domestic violence.

5. Other Populations

Cost burden indicates housing needs and the need for reduced rental costs. Among all renters in DeKalb County who are cost-burdened with a household income of 30% or less, 22,930 households earn less than 30% of AMI, and 19,790 households less than 50% of the AMI.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	22,930	19,790
Household Income >30% to <=50% HAMF	20,340	7,185

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019

Analysis: In addition to cost burdened households, DeKalb County’s special populations may include the elderly, frail elderly, residents with a diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis. Their unmet needs were determined by input from service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include access to healthcare, affordable, safe housing opportunities in areas with transportation, commercial and job centers, social services, including counseling, case management, and other services and facilities, and safe streets and sidewalks. In particular, interviews indicate the need for supportive services, including support for abused and neglected children, substance abuse services, senior services, and handicapped services; infrastructure improvements, including streets and sidewalk improvements; and health centers.

6. Supportive Services

Stakeholders interviewed for this plan noted the need for increased support services for those experiencing homelessness and those at risk of homelessness.

Analysis: A dedicated funding stream for wrap-around services is critical to client stability and achieving successful outcomes related to housing sustainability. DeKalb County has no general

fund support for supportive services for the homeless and those at risk of homelessness. To address this challenge, more resources are needed to provide resources to community-based organizations.

7. Tenant-Based Rental Assistance

DeKalb Housing Authority offers approximately 5716 Housing Choice Vouchers (HCV), Decatur Housing Authority offers 1043, and Lithonia Housing Authority provides 196. The HCV waiting list time for all three housing authorities is approximately three years. Additionally, DeKalb Housing Authority offered 113 Emergency Housing Vouchers in 2021.

During 2022, to date, DeKalb County agencies provided housing services for approximately 1141 households. Approximately 270 households received prevention services, and 831 households received permanent housing services. Of the number receiving permanent, 201 households were newly housed in 2022. Even with the provision of these services, 273 households are on a permanent housing waitlist.

Analysis: Current residents in public and other assisted housing units immediately need opportunities and support to grow and attain self-sufficiency. These supports include programs in areas such as job training and assistance, childcare, transportation, health-related assistance, after-school programs, adult education, and child educational enrichment.

8. Permanent Supportive Housing

As many people with disabilities live on limited incomes, often just a modest \$771/month SSI payment, there are few options other than public housing. This population needs additional units with accessibility features and supportive services. DeKalb County has 1950 units of permanent supportive housing. DeKalb Coordinated Entry indicates that, currently, 287 individuals are waiting for permanent supportive housing units.

Analysis: The 2019-2023 Consolidated Plan Citizen Input Survey results indicate that housing and services for homeless people were consistently ranked as priority needs by community members who participated in the survey. Survey results show elevated levels of demand for all homelessness services, including permanent supportive housing, permanent housing, assessment and outreach, homeless prevention (including financial assistance for needs such as food and utilities) and rapid rehousing, access to homeless and emergency shelters, transitional housing, wraparound services, and services for homeless youth and youth aging out of foster care. In particular, survey results ranked permanent supportive housing as the highest need for homelessness, followed by permanent housing.

Characteristics of Housing Associated with Increased Risk of Homelessness for Other Populations - Current information indicates that cost-burdened housing conditions, substandard housing conditions (housing with problems), overcrowding, and costly motel stays are among the factors that lead to housing instability. Mental and physical health disabilities also contribute to housing instability.

Priority Needs for Qualifying Populations - The following priority needs have been identified for qualifying populations:

- Supportive Services for all qualifying populations,
- Tenant-based Rental Assistance for all qualifying populations, and
- Administration

Level of Need and Gaps in Shelter, Housing Inventory, and Service Delivery System - The research conducted for this plan involved the review of information from the 2022 Homeless Point in Time Count and Survey, DeKalb County Housing Inventory Chart, DeKalb Performance Measurements (provided to HUD), Emory University study of rental housing in DeKalb, several recently completed studies related to homelessness or households at risk of homelessness, and other vulnerable populations, housing stability, affordable and workforce housing in DeKalb County, as well as documents and data made available from several county departments and agencies. Many national studies and reports on homelessness were also examined and incorporated into the analysis. To provide a more granular view of homelessness and housing affordable in DeKalb County, the plan also includes compiled data from several nationally available sources, such as the American Community Survey, the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (special tabulations of the ACS data), other HUD data sets, and the National Housing Preservation Database, among others. Additionally, information was collected from agencies and providers serving qualified populations.

HOME-ARP Activities

Activity Administration

Agency Solicitation and Procurement

Subrecipients and contractors will be selected through the County's established application method for agencies applying for CDBG and ESG projects (the County's procurement process for CDBG & ESG funding). The County will advertise that it is accepting applications through the County's legal organ and on the County's website. The County will require each applicant to complete an application that details the QP services to be provided, the amount of funds requested, the agency's ability/experience in delivering the QP services, history of administering grants, and the agency's financial stability. A team of reviewers will examine agency applications, score applications according to established scoring criteria, and render funding recommendations.

The County will enter into agreements with subrecipients or contractors to administer HOME TBRA and Supportive Services programs. The County will administer the overall administrative portion of TBRA and provide administrative funding to agencies to cover their administrative expenses. The County will execute legally binding written agreements that comply with HOME-ARP requirements with the contractors or subrecipient before disbursing any HOME-ARP funds to any entity. It will document in their written agreements with supportive service providers whether they authorize McKinney-Vento supportive services, homelessness prevention services, Housing Counseling services, or some combination of the three. Furthermore, the County will only allocate funds to a subrecipient or contractor after HUD accepts the HOME-ARP allocation plan.

A subrecipient or contractor will only be responsible for administering part of the DeKalb County HOME-ARP plan.

Additionally, the County will enter into agreements based on recommendations and scoring from reviewers, along with information on previous performance.

Proposed Roles and Responsibilities are shown below.

DeKalb County's roles include but are not limited to those shown below.

- Develop overall policies and overall programmatic operations,
- Solicit applications,
- Develop application review and acceptance process,
- Develop operating and reporting procedures/requirements,
- Sign agreements with accepted agencies,
- Provide ongoing training to agencies,
- Review and provide reimbursements to agencies,
- Monitor agencies for compliance with HOME-ARP rules, other applicable Federal requirements, and DeKalb County requirements,
- Monitor HMIS input for accuracy,
- Enter information into IDIS, and
- Provide reports to HUD as required.

Coordinated Entry –

- Serve as the point of entry for all qualifying populations,
- Conduct intake and provide referrals to agencies serving the client's needs as calls are received,
- Enter information into HMIS for tracking purposes,
- Outreach may serve as a coordinated entry point, and
- Refer clients immediately to DV.

TBRA and Supportive Services Agencies

- Develop policies and procedures for program operation in accordance with DeKalb County requirements and guidance,
- Perform outreach,
- Accept referrals,
- Intake clients,
- Assign case managers to work with clients,
- Work with clients to determine supportive services and housing needs,
- Make appropriate referrals to supply housing and service needs to increase self-sufficiency opportunities,
- Work with clients to ensure they obtain mainstream resources, increase income, and self-sufficiency opportunities,

- Ensure accurate data is reflected in the HMIS system,
- Establish required agreements with landlords and ensure required contracts are established between landlords and participants,
- Provide rent payments to landlords promptly,
- Maintain accurate financial records,
- Provide reports to DeKalb County as required by the County, and
- DV providers must place client information into the separate HMIS system.

To ensure that all qualifying populations are served effectively, the County may select applicants that service specific populations. For example, an agency that specializes in providing services to victims of domestic violence may be selected to provide services only to victims. The County will ensure that there are sufficient agreements with agencies to serve all qualifying populations.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$3,315,340.00 (Proposed)		
Acquisition and Development of Non-congregate Shelters	\$0.00		
Tenant-Based Rental Assistance	\$3,315,340.00 (Proposed)		
Development of Affordable Rental Housing	\$0.00		
Non-Profit Operating	\$0.00	%	5%
Non-Profit Capacity Building	\$0.00	%	5%
Administration and Planning	\$1,170,120.00 (Actual)	%	15%
Total HOME-ARP Allocation	\$7,800,800.00		

DeKalb CoC Coordinated Entry will provide applicant intake and qualifying population verification to ensure that all qualifying populations receive assistance from the appropriate agencies. DeKalb County operates Coordinated Entry for the DeKalb CoC. With agreement from the CoC Governance Board, DeKalb will expand the role of Coordinated Entry to comply with DeKalb County’s adopted HOME-ARP procedures, preferences, and limitations. HOME-ARP funds may be used to supplement Coordinated Entry operations relating to HOME-ARP.

The County will use the HOME-ARP funds for the following activities:

- Supportive Services for all qualifying populations
- Tenant-based Rental Assistance for all qualifying populations
- Administration

1. Supportive Services: There are three categories specifically included as supportive services DeKalb County will use under HOME-ARP. Consultation and gaps analysis results indicate a severe need for supportive services within the County to assist qualifying populations in obtaining and maintaining safe, decent, affordable housing. The data and consultation also indicate that other supportive services must accompany the financial services to ensure that households attain housing stability.
 - McKinney-Vento Supportive Services (For homeless persons)
 - Homelessness Prevention Services (For persons who are housed and the supportive services are intended to help the program participant regain stability in current permanent housing or move to other permanent housing to achieve stability)

The supportive services may include the following: childcare, improving knowledge and basic educational skills, establishing and operating employment assistance and job training programs, providing meals or groceries, assisting eligible program participants in locating, obtaining, and retaining housing, certain legal services, and teaching critical life management skills.

The financial assistance services may include the following: rental application Fees, security deposits, utility deposits, utility payments, moving costs, first and last month's rent, payment of rental arrears, short-term financial assistance for rent, and medium-term financial assistance for rent.
 - Housing Counseling Services: Staff salaries and overhead costs of HUD-certified housing counseling agencies related to directly providing eligible housing counseling services to HOME-program participants, development of a housing counseling work plan, marketing and outreach, intake, financial and housing affordability analysis, development of action plans that outline what the housing counseling agency and the client will do to meet the client's housing goals and that address the client's housing problem(s), and follow-up communication with program participants.
2. Tenant-Based Rental Assistance (TBRA). The County may provide rental assistance, security deposit assistance, utility deposits, and utility payments to qualifying households. DeKalb County may pay up to 100% of these costs for a qualifying household with HOME ARP funds. Other TBRA requirements under consideration: portability, term of rental assistance, maximum subsidy, rent reasonableness, housing quality standards, and use of a HOME-ARP sponsor to serve all qualifying populations. Consultation and gaps analysis results indicate a severe need for Tenant Base rental assistance within the County to assist qualifying populations in obtaining and maintaining safe, decent, affordable housing. This service is essential for housing stability for qualifying populations needing a sponsor to obtain rental units. The lengthier time frames for which tenant-based rental assistance can be provided to some qualifying populations will prove especially important.
3. Administration – The County will use funds from the HOME-ARP allocation for overall program administration. The allocate may allocate administrative funds to agencies to cover administrative expenses associated with the provision of services that they administer.

Rationale for Uses of HOME-ARP Funding - Distribution of HOME-ARP funds in accordance with priority needs. In accordance with the Needs Assessment and Gaps Analysis, \$3,315,340 of the County's HOME-ARP funds will be targeted to provide intensive supportive services and homelessness prevention services for all Qualifying Populations. The provision of supportive services will meet the critical needs of all Qualifying Populations.

All qualifying households are eligible to receive supportive services under the HOME-ARP supportive services activity. Supportive services may be provided to individuals and families still waiting to receive the services outlined in the Notice through another program. DeKalb County will establish separate supportive services activities or may combine supportive services with other HOME-ARP activities.

The County will allocate \$3,315,340 to TBRA, also designed to support all Qualifying Populations. Based on the Needs Assessment and Gap Analysis, cost-burdened households need help paying rent. Without some assistance, many will find their households experiencing homelessness or at risk of homelessness. This assistance will be attached to the household, not a particular rental unit. A household may move to another unit with continued assistance as long as the unit meets applicable property standards. Furthermore, the County may use the HOME-ARP TBRA sponsors provision to support those experiencing homelessness or at risk of homelessness. The County will identify nonprofit organizations that provide housing or supportive services to qualifying households and facilitates the leasing of a HOME-ARP rental unit to a qualifying household or the use and maintenance of HOME-ARP tenant-based rental assistance by a qualifying household.

As noted in the Data Analysis section, DeKalb County needs more rental assistance and supportive services for Qualifying Populations. It will use the HOME-ARP funds to facilitate the development of these services.

HOME-ARP Housing Production Goals

The County will not produce affordable housing units with its HOME-ARP allocation.

Preferences

DeKalb County will not implement preferences. All qualifying populations will be served under TBRA and Supportive Services.

Preferences Explained – No preferences are established for TBRA or Supportive Services. All qualified populations will be served through various agencies.

Address Unmet Needs and Gaps in Benefits and Services of Qualifying Populations not Included in the Preferences - The County will provide services to all qualifying populations.

HOME-ARP Refinancing Guidelines

The County does not intend to use HOME-ARP funds to refinance any existing debt secured.

Source Documents

¹ Severe Cost Burden: renter households for whom gross rent is 50% or more of household income.

² While 80% AMI is the upper limit of assistance, many state and local ERA programs have developed systems to prioritize assistance for households earning 30% AMI.

³ Emergency Rental Assistance monthly compliance report data: [https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance- program/reporting](https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program/reporting).

DeKalb County HOME ARP Allocation Plan Appendix

Appendix A: Public Notice, HOME ARP Survey, DeKalb County HOME ARP Web page

Appendix B: HOME ARP Survey Results

Appendix C: HOME ARP Newspaper Public Notices

Appendix D: HOME Definitions

DeKalb County HOME ARP Allocation Plan Appendix

Appendix A: Public Notice, HOME ARP Survey, and DeKalb County HOME ARP Web page



DeKalb County, Georgia
PUBLIC HEARING NOTICE Regarding
HOME Investment Partnership Program – American Rescue Plan Program (HOME-ARP)

To address the need for homelessness assistance and supportive services, the U.S. Department of Housing and urban Development (HUD) allocated \$7.8 million in HOME-ARP funds to DeKalb County. Funds must be used for activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. Funds are to be administered through DeKalb County Community Development.

To present HOME-ARP information including eligible activities, qualifying populations, DeKalb County statistics surrounding qualifying populations and currently available resources, DeKalb County Community Development will convene a **Public Hearing on August 10, 2022, at 6:00p.m.** During the meeting, the County will also present a draft of its HOME ARP Allocation Plan and accept comments, questions, and recommendations.

Considering COVID-19 safety precautions, the Public Hearing will be conducted virtually via ZOOM. **Join the HOME- ARP Zoom Meeting at 6 PM on August 10, 2022.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86527270124>

Or Telephone:

Dial:

USA 602 333 0032

USA 8882709936 (US Toll Free)

Conference code: 150337

Or Skype for Business (Lync): <https://dekalbcountyga.zoom.us/skype/86527270124>

In addition to accepting comments and questions during the Public Hearing, the County will accept comments until 5:00p.m. on August 25, 2022.

The County's HOME-ARP Allocation Plan will be available for review beginning August 10, 2022, and ending on August 25, 2022, at <https://www.dekalbcountyga.gov/community-development/home-arp>.

Please submit comments or questions regarding DeKalb County's HOME-ARP Allocation Plan to dukesconsultingservice@gmail.com or mail to

DeKalb County Community Development Department
Attn: HOME-ARP
178 Sams Street, A-3500
Decatur, GA 30030

An overview of the HOME-ARP program can be found on DeKalb County's website at <https://www.dekalbcountyga.gov/community-development/home-arp>

For disability or translation assistance please contact DeKalb County Community Development at 404-371-2727 by Friday, August 5, 2022.

HOME ARP SURVEY

The HOME Investment Partnerships American Rescue Plan Program (HOME ARP) provides funding to DeKalb County. These Department of Housing and Urban Development (HUD) funds are to reduce homelessness and increase housing stability in our community.

The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Occupation (Optional)

Population Questions

1. Of the eligible populations the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Please choose up to 3 populations)?
 - Elderly
 - Persons with disability
 - Chronically homeless
 - People fleeing domestic violence
 - Young adults ages 18-24
 - Families with minor children
 - Those at risk of homelessness
 - Literally Homeless
 - Veterans
2. Please explain why these groups are most important to you.

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?

- Elderly (age 62 and older)
- Persons with disability, including physical disability, chronic health, mental health
- Chronically homeless
- People fleeing domestic violence
- Young adults (ages 18-24)
- Families with minor children
- Those at risk of homelessness
- Literally Homeless
- Veterans

4. Do you feel that any of following populations need assistance with affordable housing in DeKalb County (Please choose up to 3 populations)?

- Elderly (age 62 and older)
- Persons with disability, including physical disability, chronic health, mental health
- Chronically homeless
- People fleeing domestic violence
- Young adults (ages 18-24)
- Families with minor children
- Those at risk of homelessness
- Literally Homeless
- Veterans

HOME ARP Activities Questions

5. Of the activities that HOME ARP can fund, what do you believe is the most needed for DeKalb County residents (Please choose up to 3 activities)?

- Development of Emergency Homeless Shelter
- Creating Affordable Housing
- Preserving Affordable Housing
- Rental Assistance (Tenant Based Rental Assistance)
- Housing counseling services
- Homeless Prevention Services
- Childcare
- Basic educational skills
- Employment assistance and job training programs
- Financial costs for rental application, security deposits, utility deposits, rental arrears (late rent owed)

HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

- East DeKalb County
- West DeKalb County
- North DeKalb County
- South DeKalb County
- Emergency shelter is not needed in DeKalb County

8. What do you consider the best type of affordable housing?

- Apartment buildings
- Rows of townhouses
- Cluster of cottages
- Conversion of historic buildings or schools
- Duplex apartments
- Mixed buildings with regular priced units along with affordable units
- Single, detached house

9. What area(s) of DeKalb County needs affordable housing (Choose all that apply)?

- East DeKalb County
- West DeKalb County
- North DeKalb County
- South DeKalb County
- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME-ARP



New

[HOME-ARP-Allocation-Plan-DeKalb County_8-9-22_DRAFT.pdf](#) (/sites/default/files/users/user2778/HOME-ARP-Allocation-Plan-DeKalb%20County_8-9-22_1lw%20(004)%20%20DRAFT.pdf)

[New](#)

PUBLIC HEARING NOTICE Regarding HOME Investment Partnership Program – American Rescue Plan Program (/sites/default/files/users/user2778/DeKalb%20County%20Public%20Hearing%20Notice%20for%20August%2010%2C%202022.pdf)

[New](#)

HOME ARP Survey (/sites/default/files/users/user2778/HOME%20ARP%20Survey%20final.pdf) - Click link to complete survey. Save it and send completed form by email to Melvia Richards at **mwrichards@dekalbcountyga.gov** (**<mailto:mwrichards@dekalbcountyga.gov>**)

HOME-ARP General Information

HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at **24 CFR 578.53(e)** (https://www.ecfr.gov/cgi-bin/text-idx?SID=9a8fd6a4725093b46175a972cc064307&mc=true&node=se24.3.578_153&rqn=div8), Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as non-congregate shelter or can be converted to: 1) emergency shelter under the **Emergency Solutions Grants (ESG) Program** (<https://www.hudexchange.info/programs/esg/>); 2) permanent housing under the **Continuum of Care (CoC) Program** (<https://www.hudexchange.info/programs/coc/>); or 3) affordable housing under the **HOME Program** (<https://www.hudexchange.info/programs/home>).

HOME-ARP funds can be used for four eligible activities:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (**42 U.S.C. 11302(a)**) (<http://uscode.house.gov/quicksearch/get.plx?title=42§ion=11302>));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (**42 U.S.C. 11360(1)**) (<http://uscode.house.gov/quicksearch/get.plx?title=42§ion=11360>));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act (**42 U.S.C. 12742(a)**) (<http://uscode.house.gov/quicksearch/get.plx?title=42§ion=12742>)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Community Development (/community-development/nsp-archive)

Community Development (/community-development/community-development)

HOME-ARP (/community-development/home-arp)

NSP Archive (/community-development/nsp-archive)

2019 DeKalb County CoC NOFA Application to HUD (/community-development/2018-dekalb-county-coc-nofa-application-hud)

Community Development Block Grant (CDBG) (/community-development/community-development-block-grant-cdbg)

Consolidated Plans (/community-development/consolidated-plans)

[Consolidated Annual Performance and Evaluation Report \(CAPER\) \(/community-development/consolidated-annual-performance-and-evaluation-report-caper\)](#)

[Special Purpose Home Repair \(/community-development/dekalb-first-time-homebuyersdown-payment-assistance-program\)](#)

[Sub-recipient Grant Applications \(/community-development/sub-recipient-grant-application\)](#)

[HUD Section 108 Loan Application \(https://www.dekalbcountyga.gov/community-development/hud-section-108-loan-application-0\)](https://www.dekalbcountyga.gov/community-development/hud-section-108-loan-application-0)

[Homelessness \(/community-development/homelessness\)](#)

[Neighborhood Stabilization Program \(NSP\) \(/community-development/neighborhood-stabilization-program-nsp\)](#)

[Other Information \(/community-development/other-information\)](#)

[Public Notices \(/community-development/public-notices\)](#)

[Contact \(/community-development/contact-0\)](#)

Event Calendar

[FIND EVENTS \(/EVENT-CALENDAR/\)](#)

DeKalb County HOME ARP Allocation Plan Appendix

Appendix B: HOME ARP Survey Results

DeKalb County HOME ARP Allocation Plan Survey Results

Population Questions

Of the eligible populations, the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Top three in order of selection)?

Families with minor children (10)

Elderly (6)

Persons with disability (6)

Those at risk of homelessness (6)

Do you feel that any of the following populations need additional supportive services in DeKalb County (Top three in order of selection)?

Families with minor children (9)

Those at risk of homelessness (8)

Persons with disability, including physical disability, chronic health, and mental health (7)

People fleeing domestic violence (7)

Young adults (ages 18-24) (7)

Do you feel that any of the following populations need assistance with affordable housing in DeKalb County (Top three in order of selection)?

Families with minor children (10)

Those at risk of homelessness (9)

Persons with disability, including physical disability, chronic health, and mental health (6)

People fleeing domestic violence (6)

HOME ARP Activities Questions

Of the activities that HOME ARP can fund, what do you believe is the most needed for DeKalb County residents (Top three in order of selection)?

Creating affordable housing (10)

Homeless preventive services (7)

Employment assistance and job training programs (7)

What area(s) of DeKalb County needs a homeless shelter (Top three in order of selection)?

East DeKalb County (14)

South DeKalb County (12)

West DeKalb County (11)

What do you consider the best type of affordable housing (Top three in order of selection)?

Mixed buildings with regular priced units along with affordable units (8)

Apartment building (5)

Single-detached house (3)

What area(s) of DeKalb County needs affordable housing (Top three in order of selection)?

East DeKalb County (13)

South DeKalb County (13)

West DeKalb County (12)

HOME ARP SURVEY

The HOME Investment Partnerships American Rescue Plan Program (HOME ARP) provides funding to DeKalb County. These Department of Housing and Urban Development (HUD) funds are to reduce homelessness and increase housing stability in our community.

The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Occupation (Optional)

Population Questions

1. Of the eligible populations the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Please choose up to 3 populations)?

- Elderly 6
- Persons with disability 6
- Chronically homeless 1
- People fleeing domestic violence 5
- Young adults ages 18-24 4
- Families with minor children 10
- Those at risk of homelessness 6
- Literally Homeless 1
- Veterans

2. Please explain why these groups are most important to you.

Young adults in the age range of 18-24 need assistance as they are coming into their independence and lack the benefit of experienced decision capability and financial stability, families with minor children need assistance to help counterbalance the financial and time burden new parenthood brings, households at risk of homelessness need assistance to help them navigate the tribulations of their socioeconomic status while being taught valuable lessons concerning financial stability; I work in public housing and we get lots of phone calls really all the above. We need more housing that catches the individuals with extremely low income. They can not even find housing on vouchers. Rent are high and going higher everyday; the current housing crisis seems to affect these groups the most; young children need stability to help emotionally and educationally. Young adults are struggling with this housing crisis and income inequality. People experiencing domestic violence have an urgent need for housing assistance; I have seen a lot of cases with families with children having a hard time housing their families in these times. Especially women or men fleeing domestic violence situations; i feel that the circumstance beyond their control has them in the assistance. Companies closing with long term employees. Lack informational/opportunity for retirement paradigm shifts, etc.; disability adults or youth need more, the elder need more activities, young adult need more mentors; These groups are important and stand out to me because 9 times out of 10 they are working trying but barely surviving and don't qualify for any assistance based on the making to much standards. The middle class is the most neglected in my opinion because they make to much for assistance and don't make enough to keep their head above water. The elderly have SSI as well as disability, veterans have programs set in place and the youth typically have family they can find, but the homeless need our help.

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?
- Elderly (age 62 and older) 5
 - Persons with disability, including physical disability, chronic health, mental health 7
 - Chronically homeless 2
 - People fleeing domestic violence 7
 - Young adults (ages 18-24) 7
 - Families with minor children 9
 - Those at risk of homelessness 8
 - Literally Homeless 3
 - Veterans
4. Do you feel that any of following populations need assistance with affordable housing in DeKalb County (Please choose up to 3 populations)?
- Elderly (age 62 and older) 5
 - Persons with disability, including physical disability, chronic health, mental health 6
 - Chronically homeless 5
 - People fleeing domestic violence 6
 - Young adults (ages 18-24) 3
 - Families with minor children 10
 - Those at risk of homelessness 9
 - Literally Homeless 2
 - Veterans

HOME ARP Activities Questions

5. Of the activities that HOME ARP can fund, what do you believe is the most needed for DeKalb County residents (Please choose up to 3 activities)?
- Development of Emergency Homeless Shelter 3
 - Creating Affordable Housing 10
 - Preserving Affordable Housing 3
 - Rental Assistance (Tenant Based Rental Assistance) 5
 - Housing counseling services 2
 - Homeless Prevention Services 7
 - Childcare 5
 - Basic educational skills 1
 - Employment assistance and job training programs 7
 - Financial costs for rental application, security deposits, utility deposits, rental arrears (late rent owed) 4

HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

We see it daily that those are needed because jobs are needed to be stable but affordable housing is not obtainable; inflation/cost of living; homeless prevention services is a great proactive tool to bring leverage to housing issues. affordable housing can bring near term assistance to this current housing crisis. Shelters can do this as well; job training personally helped me in my now 7 year dental career. Parents need childcare so they can work. Rent is too high could benefit from affordable housing; because of the numbers; creating and preserving affordable housing because housing prices are rising at a record rate. jobs are needed to help populations rent and continue to pay rent, and gentification, the high cost of rent and mortgage, and has created a vortex that is almost impossible for the average person to avoid.

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

- East DeKalb County 14
- West DeKalb County 11
- North DeKalb County 8
- South DeKalb County 12
- Emergency shelter is not needed in DeKalb County 1

8. What do you consider the best type of affordable housing?

- Apartment buildings 5
- Rows of townhouses 2
- Cluster of cottages
- Conversion of historic buildings or schools 1
- Duplex apartments 1
- Mixed buildings with regular priced units along with affordable units 8
- Single, detached house 3

9. What area(s) of DeKalb County needs affordable housing (Choose all that apply)?

- East DeKalb County 13
- West DeKalb County 12
- North DeKalb County 9
- South DeKalb County 13
- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

Inflation/Cost of Living; the home rate is at an all time high; by comparison, these areas are experiencing income inequality, housing shortages, and gentification; affordable housing is needed in these areas based off of personal observation and demographics about the community; more shelters; we don't have a lot of options going closer to downtown Atlanta area; and in order for people to have a quality life they need a roof.

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME ARP SURVEY

The HOME Investment Partnerships American Rescue Plan Program (HOME ARP) provides funding to DeKalb County. These Department of Housing and Urban Development (HUD) funds are to reduce homelessness and increase housing stability in our community.

The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Occupation (Optional)

Population Questions

1. Of the eligible populations the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Please choose up to 3 populations)?

- Elderly
- Persons with disability
- Chronically homeless
- People fleeing domestic violence
- Young adults ages 18-24
- Families with minor children
- Those at risk of homelessness
- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?
- Elderly (age 62 and older)
 - Persons with disability, including physical disability, chronic health, mental health
 - Chronically homeless
 - People fleeing domestic violence
 - Young adults (ages 18-24)
 - Families with minor children
 - Those at risk of homelessness
 - Literally Homeless
 - Veterans
4. Do you feel that any of following populations need assistance with affordable housing in DeKalb County (Please choose up to 3 populations)?
- Elderly (age 62 and older)
 - Persons with disability, including physical disability, chronic health, mental health
 - Chronically homeless
 - People fleeing domestic violence
 - Young adults (ages 18-24)
 - Families with minor children
 - Those at risk of homelessness
 - Literally Homeless
 - Veterans

HOME ARP Activities Questions

5. Of the activities that HOME ARP can fund, what do you believe is the most needed for DeKalb County residents (Please choose up to 3 activities)?
- Development of Emergency Homeless Shelter
 - Creating Affordable Housing
 - Preserving Affordable Housing
 - Rental Assistance (Tenant Based Rental Assistance)
 - Housing counseling services
 - Homeless Prevention Services
 - Childcare
 - Basic educational skills
 - Employment assistance and job training programs
 - Financial costs for rental application, security deposits, utility deposits, rental arrears (late rent owed)

HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

INFLATION - COST OF LIVING

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

- East DeKalb County
- West DeKalb County
- North DeKalb County
- South DeKalb County
- Emergency shelter is not needed in DeKalb County

8. What do you consider the best type of affordable housing?

- Apartment buildings
- Rows of townhouses
- Cluster of cottages
- Conversion of historic buildings or schools
- Duplex apartments
- Mixed buildings with regular priced units along with affordable units
- Single, detached house

9. What area(s) of DeKalb County needs affordable housing (Choose all that apply)?

- East DeKalb County
- West DeKalb County
- North DeKalb County
- South DeKalb County
- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

INFLATION - COST OF LIVING

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME ARP SURVEY

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The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Patta Wolford

Occupation (Optional)

Public Housing Manager

Population Questions

1. Of the eligible populations the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Please choose up to 3 populations)?

- Elderly
- Persons with disability
- Chronically homeless
- People fleeing domestic violence
- Young adults ages 18-24
- Families with minor children
- Those at risk of homelessness
- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

I work in Public housing and we get lots of phone from really all the above. We need more housing that catches the individuals with extremely low income. They can not even found housing on vouchers. Rent are high and going higher every day.

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?

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4. Do you feel that any of following populations need assistance with affordable housing in DeKalb County (Please choose up to 3 populations)?

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HOME ARP Activities Questions

5. Of the activities that HOME ARP can fund, what do you believe is the most needed for DeKalb County residents (Please choose up to 3 activities)?

- Development of Emergency Homeless Shelter
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- Homeless Prevention Services
- Childcare
- Basic educational skills
- Employment assistance and job training programs
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HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

We see it daily that these are needed because jobs are needed to be stable but affordable housing is not obtainable.

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- North DeKalb County
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10. Please explain why you believe affordable housing is needed in that area

See above answers

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number 770-482-6563 Email Address pha@Lithoniahousing.org

HOME ARP SURVEY

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Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

TANEIKA DAVIS

Occupation (Optional)

CHIEF EXECUTIVE OFFICER

Population Questions

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- Literally Homeless
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2. Please explain why these groups are most important to you.

THIS CURRENT HOUSING CRISIS SEEMS TO AFFECT THESE GROUPS THE MOST.

HOME ARP SURVEY

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HOME ARP SURVEY

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10. Please explain why you believe affordable housing is needed in that area:

THE HOMELESS RATE IS AT AN ALL TIME HIGH

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number 404.957.9380 Email Address NDAVISRME@OUTLOOK.COM

HOME ARP SURVEY

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Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Stephen Beatty

Occupation (Optional)

Consultant

Population Questions

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2. Please explain why these groups are most important to you.

HOME ARP SURVEY

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HOME ARP SURVEY

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10. Please explain why you believe affordable housing is needed in that area

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number

404.931.0083

Email Address

Sbratt@beattygrp.com

HOME ARP SURVEY

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Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional) Robert Dukes

Occupation (Optional) I.T.

Population Questions

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- Veterans

2. Please explain why these groups are most important to you.

Young children need stability to help them emotionally and educationally. Young adults are struggling with this housing crisis and income inequality. People experiencing domestic violence have an urgent need for housing assistance.

HOME ARP SURVEY

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HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

Homeless Prevention Services is a great proactive tool to bring leverage to housing issues. Affordable housing can bring near term assistance to this current housing crisis. Shelters can do this as well.

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

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- South DeKalb County
- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

By comparison, these areas are experiencing income inequality, housing shortages and gentrification

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME ARP SURVEY

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Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Occupation (Optional)

Population Questions

1. Of the eligible populations the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Please choose up to 3 populations)?

- Elderly
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- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

Young adults in the age range of 18-24 need assistance as they are coming into their independence; lack the benefit of experienced decision capability; financial stability.

Families with minor children need assistance to help counterbalance the financial; time burden new parenthood brings.

Those at risk of homelessness need assistance to help them navigate the tribulations of their socioeconomic status while being taught valuable lessons in how to obtain financial stability.

HOME ARP SURVEY

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4. Do you feel that any of following populations need assistance with affordable housing in DeKalb County (Please choose up to 3 populations)?

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HOME ARP Activities Questions

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HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

I believe that most people are willing to work to provide for themselves, but lack job opportunities, employment assistance, and job training.

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

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- West DeKalb County
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- East DeKalb County
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- South DeKalb County
- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

Affordable housing is needed in these areas based off of personal observations & demographics about the community.

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME ARP SURVEY

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Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Occupation (Optional)

Educator

Population Questions

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- Chronically homeless
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- Those at risk of homelessness
- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

I feel that these are the groups that are often overlooked.

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?
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HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

Because of the #'s

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- South DeKalb County
- N/A* DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area.

For more shelter

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME ARP SURVEY

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Name (Optional) Rod L. Stewart

Occupation (Optional) Dentist

Population Questions

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2. Please explain why these groups are most important to you.

HOME ARP SURVEY

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HOME ARP SURVEY

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10. Please explain why you believe affordable housing is needed in that area

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number 770-593-3199 Email Address docstewart@bellsouth.net

HOME ARP SURVEY

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Name (Optional)

Deveney Hood

Occupation (Optional)

Dental Assistant

Population Questions

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- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

I have seen a lot of cases with families with children having a hard time housing their families in these times. Especially women or men flee domestic situations

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?
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HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

Job training personally helped me in my now 7 yr dental career. Parents need childcare help so they can work. Rent is too high we could benefit from affordable housing.

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Telephone Number _____ Email Address _____

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Name (Optional)

Jasmine T

Occupation (Optional)

Population Questions

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- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?

- Elderly (age 62 and older)
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HOME ARP Activities Questions

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HOME ARP SURVEY

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8. What do you consider the best type of affordable housing?

- Apartment buildings
- Rows of townhouses
- Cluster of cottages
- Conversion of historic buildings or schools
- Duplex apartments
- Mixed buildings with regular priced units along with affordable units
- Single, detached house

9. What area(s) of DeKalb County needs affordable housing (Choose all that apply)?

- East DeKalb County
- West DeKalb County
- North DeKalb County
- South DeKalb County
- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number  Email Address _____

HOME ARP SURVEY

The HOME Investment Partnerships American Rescue Plan Program (HOME ARP) provides funding to DeKalb County. These Department of Housing and Urban Development (HUD) funds are to reduce homelessness and increase housing stability in our community.

The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Brianna Williams

Occupation (Optional)

Rental Asst

Population Questions

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HOME ARP SURVEY

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Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME ARP SURVEY

The HOME Investment Partnerships American Rescue Plan Program (HOME ARP) provides funding to DeKalb County. These Department of Housing and Urban Development (HUD) funds are to reduce homelessness and increase housing stability in our community.

The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Josef Courtney

Occupation (Optional)

Retired Law Enforcement

Population Questions

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- Elderly
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- Families with minor children
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- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

I feel that the circumstances beyond their control has them in the need of assistance. Companies closing with long term employees, lack of information/opportunity for retirement. Paradigm shifts. Etc

HOME ARP SURVEY

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HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

*Gentrification the High Cost of Rent & mortgage
Has created a vortex that is almost impossible for
The Average Person to Avoid.*

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

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- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number 470 457 9466 Email Address Sasef.Courtney@Att.net

HOME ARP SURVEY

The HOME Investment Partnerships American Rescue Plan Program (HOME ARP) provides funding to DeKalb County. These Department of Housing and Urban Development (HUD) funds are to reduce homelessness and increase housing stability in our community.

The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Jordel Courtney

Occupation (Optional)

Home Depot Tech

Population Questions

1. Of the eligible populations the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Please choose up to 3 populations)?

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- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

These groups are important and stand out to me because 9 times out of 10 they are working trying but barely surviving and don't qualify for any assistance based on the making to much standard! The middle class is the most neglected in my opinion because they make to much for assistance and don't make enough to keep their head above water. Elderly have SSI as well as the disability, veterans have programs set in place and the youth typically have family they can fall on but no homeless needs or help.

HOME ARP SURVEY

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- Financial costs for rental application, security deposits, utility deposits, rental arrears (late rent owed)

HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

*The whole economy is going, we are all in danger of losing everything!
we need help!*

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

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- West DeKalb County
- North DeKalb County
- South DeKalb County
- DeKalb County does not need additional affordable housing

10. Please explain why you believe affordable housing is needed in that area

we don't have a lot of options going closer to downtown Atlanta area

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number 404-324-9548 Email Address JordelCurley@yaho.com

HOME ARP SURVEY

The HOME Investment Partnerships American Rescue Plan Program (HOME ARP) provides funding to DeKalb County. These Department of Housing and Urban Development (HUD) funds are to reduce homelessness and increase housing stability in our community.

The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Occupation (Optional)

Population Questions

1. Of the eligible populations the HOME ARP can focus on, which do you feel is most in need of assistance in DeKalb County (Please choose up to 3 populations)?

- Elderly
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- Families with minor children
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- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

- 1.) Families with children need a safe place for the children to grow healthy
- 2.) Youth aging out of foster care and persons fleeing domestic violence need safe and secure places
- 3.) Persons with disabilities have the hardest time finding adequate housing

HOME ARP SURVEY

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HOME ARP SURVEY

6. Please explain why you believe these activities are most needed in DeKalb County.

creating and preserving affordable housing because housing prices are rising at a record rate. Jobs are needed to help populations rent and continue to pay rent.

7. What area(s) of DeKalb County needs a homeless shelter (Choose all that apply)?

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10. Please explain why you believe affordable housing is needed in that area

In order for people to have a quality life they need a roof.

Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

HOME ARP SURVEY

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The DeKalb County Community Development Department would like your opinion on how best to use our current available funds.

Please answer the following questions on the HOME- ARP eligible groups and activities.

Name (Optional)

Occupation (Optional)

Landscaper

Population Questions

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- Families with minor children
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- Literally Homeless
- Veterans

2. Please explain why these groups are most important to you.

1. Disability adults or youth need more
2. The Elderly need more activities
3. Young Adults need more mentors

HOME ARP SURVEY

3. Do you feel that any of the following populations need additional supportive services in DeKalb County (Please choose up to 3 populations)?
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Are you willing to answer additional questions? yes no. if so, please provide contact information.

Telephone Number _____ Email Address _____

DeKalb County HOME ARP Allocation Plan Appendix

Appendix C: HOME ARP Public Notice Newspaper Proof

RESCUE Continued From Page 2

wouldn't be overcrowded with lost pets missing their families, or abandoned pets looking for new homes," said officials. "There will always be a need for shelters to help animals in emergency situations and victims of animal cruelty, but the real safety net for pets is a caring community - neighbors helping neighbors."

A lot of resources is available at www.lifelineanimal.org that officials are requesting residents use before bringing an animal to their facilities.

Kristie Wilder, executive director of Wag, a nonprofit dog rescue with the mission of developing programs, products and services that help end the homeless pet crisis, said most animal welfare organizations are experiencing the same hardships.

"We're seeing much lower adoption rates now than we have in at least 10 years and we're seeing much higher relinquishment rates," she said. "Anyone with a brick-and-mortar location is also dealing with labor shortage and supply shortage issues."

On top of those challenges, Wilder and her team are also looking for a new location for Wag.

"The building housing our existing Decatur shelter (at 715 E College Ave.) has been sold and will be demolished and

redeveloped this fall," said Wilder in a statement on Wag's website.

"Unfortunately, we have met some unexpected roadblocks developing our new shelter. At this time, a new Decatur location is up in the air."

To help find homes for

the remaining dogs in their care before their Aug. 31 deadline, Wag is offering free basic adoptions and deep discounts on training - both a \$399 value.

"We currently have about 30 dogs that we're looking to find homes for, but it's a moving target

every day," said Wilder. "We do have some special dogs needing special homes, so we're asking anyone who may be interested in adopting to start with our application to make the process fast and easy."

For those who cannot adopt but are interested in

helping local animal welfare organizations, Wilder recommends fostering, volunteering, donating and spreading the word in the community through social media platforms.

For more information, visit www.wag.org and www.lifelineanimal.org.



DeKalb County, Georgia PUBLIC HEARING NOTICE Regarding HOME Investment Partnership Program - American Rescue Plan Program (HOME-ARP)

To address the need for homelessness assistance and supportive services, the U.S. Department of Housing and Urban Development (HUD) allocated \$7.8 million in HOME-ARP funds to DeKalb County. Funds must be used for activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. Funds are to be administered through DeKalb County Community Development.

To present HOME-ARP information including eligible activities, qualifying populations, DeKalb County statistics surrounding qualifying populations and currently available resources, DeKalb County Community Development will convene a **Public Hearing on August 10, 2022, at 6:00p.m.** During the meeting, the County will also present a draft of its HOME ARP Allocation Plan and accept comments, questions, and recommendations.

Considering COVID-19 safety precautions, the Public Hearing will be conducted virtually via ZOOM. **Join the HOME-ARP Zoom Meeting at 6 PM on August 10, 2022.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86527270124>

Or Telephone:

Dial: USA 602 333 0032
USA 8882709936 (US Toll Free)
Conference code: 150337

Or Skype for Business (Lync): <https://dekalbcountyga.zoom.us/skype/86527270124>

The County's HOME-ARP Allocation Plan will be available for review beginning August 10, 2022, and ending August 25, 2022, at: <https://www.dekalbcountyga.gov/community-development/home-arp>.

In addition to accepting comments and questions during the Public Hearing, the County will accept comments until 5:00p.m. on August 25, 2022.

Please submit comments or questions regarding DeKalb County's HOME-ARP Allocation Plan to dukesconsultingservice@gmail.com or mail to:
DeKalb County Community Development Department
Attn: HOME-ARP
178 Sams Street, A-3500
Decatur, GA 30030

An overview of the HOME-ARP program can be found on DeKalb County's website at <https://www.dekalbcountyga.gov/community-development/home-arp>

For disability or translation assistance please contact DeKalb County Community Development at 404-371-2727 by Friday, August 5, 2022.

CLASSIFIED

HELP WANTED

Senior Technical Data Analyst, Atlanta, GA. Master's in Information Technology, Information Studies, or related + 3 years experience required. Apply to FPT USA Corp., vivien.le@fpt.com.vn.

Young film industry professional calls working on Black Panther set 'awesome'

BY KATHY MITCHELL
FREELANCE REPORTER

Tajera Jones offers a good example of fortune favoring the prepared. As she was studying film making at the University of West Georgia, Jones realized that getting into good internship programs would be key to launching a successful career in the film and television industry.

"Even though the semester hadn't started yet, I had my resumé polished and ready to present, so when a professor with connections in the industry announced that interns were needed for the upcoming film *Black Panther: Wakanda Forever* that was to be shot nearby, I was ready to apply," DeKalb County resident Jones said, recalling how she landed an internship on the second installment of the *Black Panther* series through the Georgia Film Academy (GFA).

Described in its material as "a unique, statewide initiative housed within the University System of Georgia to train the next generation of film and television crews through coursework and on set experience," GFA focuses on "diversity and support of underrepresented communities."

Producers of the *Black Panther* film were so pleased with Jones' work that they offered her additional work. "But that would have required going to another location and it was important to stay at the university and graduate," said Jones, who has since graduated from the University of West Georgia.

Calling her experience on the *Black Panther* set "an eye-opening process," Jones said she first kept a low profile, speaking to few other crew members. "Walking around the set with A-list actors was awesome. The entire experience was surreal. Being actively involved in the production of a major motion picture, the intricate

communications, the massive set construction projects and being surrounded by people I look up to—it was incredible. I feel so fortunate for the opportunity," she said.

"I knew early in my life that I have a special appreciation for visual experiences. I love

photography and I love making stories come to life on the screen," Jones said, adding that when she enrolled at the University of West Georgia and found she could become involved in the GFA program she "jumped at the opportunity to take GFA coursework in complement to my other



Tajera Jones was thrilled that through the Georgia Film Academy she was able to work on the set of a major motion picture.

SEE FILM ON PAGE 8



DeKalb County, Georgia PUBLIC HEARING NOTICE Regarding HOME Investment Partnership Program – American Rescue Plan Program (HOME-ARP) December 8, 2022

To address the need for homelessness assistance and supportive services, the U.S. Department of Housing and Urban Development (HUD) allocated \$7.8 million in HOME-ARP funds to DeKalb County. Funds must be used for activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. Funds are to be administered through DeKalb County Community Development.

To present HOME-ARP information including eligible activities, qualifying populations, DeKalb County statistics surrounding qualifying populations and currently available resources, DeKalb County Community Development will convene a Public Hearing on December 8, at 6:00p.m. During the meeting, the County will also present an updated draft of its HOME-ARP Allocation Plan and accept comments, questions, and recommendations.

In consideration of COVID-19 safety precautions, the Public Hearing will be conducted virtually via ZOOM. Join the HOME-ARP Zoom Meeting at 6 PM on December 8, 2022.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/89264210832>
Or Telephone:
Dial:
USA 602 333 0032
USA 8882709936 (US Toll Free)
Conference code: 150337

Or Skype for Business (Lync): <https://dekalbcountyga.zoom.us/j/89264210832>

In addition to accepting comments and questions during the Public Hearing, the County will accept comments until 5:00p.m. on December 23, 2022.

The County's HOME-ARP Allocation Plan will be available for review beginning December 8, 2022, and ending December 23, 2022, at <https://www.dekalbcountyga.gov/community-development/home-arp>.

Please submit comments or questions regarding DeKalb County's HOME-ARP Allocation Plan to dukesconsultingservice@gmail.com or mail to:

DeKalb County Community Development Department
Attn: HOME-ARP
178 Sams Street, A-3500
Decatur, GA 30030

An overview of the HOME-ARP program can be found on DeKalb County's website at <https://www.dekalbcountyga.gov/community-development/home-arp>

For disability or translation assistance please contact DeKalb County Community Development at 404-371-2727 by Friday, December 2, 2022.

DeKalb County HOME-ARP Allocation Plan Appendix

Appendix D: Definitions

This content is from the eCFR and is authoritative but unofficial.

Title 24 - Housing and Urban Development

Subtitle A - Office of the Secretary, Department of Housing and Urban Development

Part 91 - Consolidated Submissions for Community Planning and Development Programs

Subpart A - General

Authority: 42 U.S.C. 3535(d), 3601-3619, 5301-5315, 11331-11388, 12701-12711, 12741-12756, and 12901-12912.

Source: 60 FR 1896, Jan. 5, 1995, unless otherwise noted.

§ 91.5 Definitions.

The terms Affirmatively Furthering Fair Housing, elderly person, and HUD are defined in [24 CFR part 5](#).

At risk of homelessness.

- (1) An individual or family who:
 - (i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;
 - (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "Homeless" definition in this section; and
 - (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - (B) Is living in the home of another because of economic hardship;
 - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
 - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
 - (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;
- (2) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of

1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

- (3) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Certification. A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

Chronically homeless means:

- (1) A "homeless individual with a disability," as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:
 - (i) Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
 - (ii) Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;
- (2) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
- (3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Consolidated plan or ("the plan"). The document that is submitted to HUD that serves as the comprehensive housing affordability strategy, community development plan, and submissions for funding under any of the Community Planning and Development formula grant programs (e.g., CDBG, ESG, HOME, and HOPWA), that is prepared in accordance with the process described in this part.

Consortium. An organization of geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program (see 24 CFR part 92).

Continuum of Care. The group composed of representatives of relevant organizations, which generally includes nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons that are organized to plan for and provide, as necessary, a system of outreach, engagement, and assessment;

emergency shelter; rapid re-housing; transitional housing; permanent housing; and prevention strategies to address the various needs of homeless persons and persons at risk of homelessness for a specific geographic area.

Cost burden. The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

Emergency shelter. Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements.

Extremely low-income family. Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Homeless.

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
 - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
 - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
- (2) An individual or family who will imminently lose their primary nighttime residence, provided that:
 - (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
 - (ii) No subsequent residence has been identified; and
 - (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;
- (3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
 - (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

- (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- (4) Any individual or family who:
- (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
 - (ii) Has no other residence; and
 - (iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

Homeless Management Information System (HMIS). The information system designated by the Continuum of Care to comply with HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

Homeless person. A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

- (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- (2) An individual who has a primary nighttime residence that is:
 - (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - (ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Jurisdiction. A State or unit of general local government.

Large family. Family of five or more persons.

Lead-based paint hazards means lead-based paint hazards as defined in part 35, subpart B of this title.

Low-income families. Low-income families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Middle-income family. Family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This corresponds to the term "moderate income family" under the CHAS statute, 42 U.S.C. 12705.)

Moderate-income family. Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Overcrowding. For purposes of describing relative housing needs, a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau. (See 24 CFR 791.402(b).)

Person with a disability. A person who is determined to:

- (1) Have a physical, mental or emotional impairment that:
 - (i) Is expected to be of long-continued and indefinite duration;
 - (ii) Substantially impedes his or her ability to live independently; and
 - (iii) Is of such a nature that the ability could be improved by more suitable housing conditions; or
- (2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
- (3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Poverty level family. Family with an income below the poverty line, as defined by the Office of Management and Budget and revised annually.

Rapid re-housing assistance. The provision of housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

Severe cost burden. The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

State. Any State of the United States and the Commonwealth of Puerto Rico.

Transitional housing. A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD-approved time period for moving to independent living.

Victim service provider. A private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. This term includes rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs.

Unit of general local government. A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (24 CFR part 92) or the CDBG program (24 CFR part 570).

Urban county. See definition in 24 CFR 570.3.

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