

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2020 Annual Action Plan represents the second year of the DeKalb County 2019-2023 Consolidated Plan. The plan identifies how DeKalb County it will allocate the resources it expects to receive from HUD for the 2020 program year. These funds are allocated to address the priority housing and community development needs outlined in the 2019-2023 Consolidated Plan.

In 2020, the Community Development Block Grant initiatives and funding will focus on completing several capital improvement projects that will enhance the safety and living environment of some of the County's most vulnerable residents to include our seniors, youth and homeless populations. In partnership with DeKalb County Parks & Recreation, CDBG funds will be utilized to complete the 24,000 sq. ft. Tobie Grant Recreation Center Project. The Tobie Grant Recreation Center will be replaced due to its age and deferred maintenance. Other projects that will utilize CDBG funding include: the East DeKalb Senior Center (Bruce Street), the City of Chamblee sidewalk project, Decatur Christian Towers parking lot renovation project, the Memorial Drive gateway project, and the District #4 Senior Center with a pool which will be funded by a \$7.8 million loan from the Section 108 Loan Program.

The County will also continue repayment of a HUD Section 108 Loan Guarantee (\$14 million) which was used for design and construction of three senior / community centers throughout the county. The County will continue working with selected vendors to administer the DeKalb County Small Business Micro-Enterprise Training Program and the DeKalb County Small Business Revolving Loan Fund.

Following HUD guidance provided as a part of the CARES Act related to the elimination of the 15% cap for public service activities, DeKalb County can provide a greater variety of public services for its residents. These public services include services related to homelessness and homelessness prevention, domestic violence prevention, financial literacy, fair housing, foreclosure prevention and youth development.

The County will continue its housing initiatives: Improve housing stability for seniors and disabled homeowners through its home system repair program; increase homeownership opportunities for low-income households through assistance to Community Housing Development Organizations (CHDOs); expand the availability of affordable housing through loans to developers for construction, rehabilitation, and or acquisition of housing units; and improve housing and community stability through blight remediation and demolition programs. In addition to existing initiatives, the County will explore other methods of increasing the affordable housing stock.

In 2020, DeKalb County will continue to serve as the Collaborative Applicant for the DeKalb Continuum of Care. The mitigation of homelessness will continue to be a priority for the County. In response to the COVID-19 pandemic, the County will collaborate with multiple organizations to enable unsheltered homeless households to obtain non-congregate housing. The County will use ESG funds to support rapid re-housing, street outreach, emergency shelter and homeless prevention through multiple organizations.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Decent Housing

- Complete a minimum of 25 owner-occupied home repairs.
- Work with at least two CHDOs to build capacity and create 4 affordable units
- Increase the availability of affordable, permanent, rental housing units for low-to moderate income, elderly, and special needs populations. Leverage HOME funds to create 72 units of affordable housing.
- Continue raising community awareness about foreclosures and work to develop ways to decrease the problem in the County.
- Collaborate with neighborhood associations and other stakeholders to decrease blight, reduce the number of vacant houses, and improve the condition of the existing housing stock.
- Work with senior homeowners in the County who are in danger of losing their homes.
- Provide at least 9 new homeless beds.
- Increase the supply of seasonal/emergency beds by at least 40.

Suitable Living Environment

- CDBG funding will also be used to renovate and expand other facilities as follows: East DeKalb Senior Center (Bruce Street), Decatur Christian Towers parking infrastructure improvements, Chamblee Sidewalk project and the Memorial Drive gateway project.
- Provide CDBG funds for repayment of the Section 108 Loan to provide for construction of the North DeKalb and South DeKalb Community/Senior Centers, as well as the Central DeKalb Senior Center.
- Complete the demolition and clearance of dilapidated houses that are presenting health and safety hazards.

- Improve sustainability to DeKalb citizens by providing funding to agencies that provide financial literacy, tenant/landlord counseling, and foreclosure/predatory lending services.

Economic Opportunity

- The County will partner with the Urban League of Metro Atlanta to administer the DeKalb County Microenterprise Training Program. The program will have two tracks one for new start-ups with 50 participants, and the second for the entrepreneur who is in at least in their second year of business and is specifically looking for ways to grow revenue and increase profitability consisting of 15 participants.
- The County will also work to increase Economic Development by partnering with Access to Capital Enterprise (ACE) to administer the DeKalb County Revolving Loan Program. ACE will administer the Revolving Loan Fund which will serve small businesses in DeKalb County by providing fixed asset and/or permanent working capital financing while creating and/or retaining jobs for low-to-moderate income persons. The DeKalb County Loan Program will offer loans between \$15,000 and \$35,000 with an interest rate no greater than 5% amortized over 7 to 10 years and create 14 jobs annually.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As required by HUD, every year DeKalb County prepares a detailed Annual Action Plan for its HUD funded program and the Consolidated Annual Performance and Evaluation Report (CAPER). The Plan and Report are submitted to HUD and posted on the County's website after it is reviewed and approved by HUD. The Program year 2019 CAPER, covering the County's performance during Year 1 (January 1, 2019 - December 31, 2019) of the County's 5-year Consolidated Plan, was submitted to HUD by the deadline and posted on the DeKalb County Government Website.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County's Annual Action Plan submission for Community Planning and Development Programs, CDBG, ESG, and HOME is designed to assure citizen involvement. DeKalb County carefully follows the process that is outlined in the County's Amended Plan for Citizen Participation and Consultation. After the CARES ACT was enacted into law on March 27, 2020 the County amended the Citizen Participation Plan to comply with the flexibility that allowed grantees to amend citizen participation plans to establish expedited procedures to draft, propose, or amend consolidated plans.

The following summarizes our citizen's participation for the development of the update to the 2019-2023 Consolidated Plan, including the 2020 Annual Action Plan:

A. On March 5, 2020 a public hearing was held at the Maloof Auditorium. The purpose of the meeting was to provide information concerning the 2019-2020 Consolidated Plan; including the 2020 Annual Action Plan. Also discussed was the application submission process of potential sub-grantees.

B. On June 11, 2020, the proposed 2020 budget and Annual Action Plan outlining the County's priority undertakings was detailed for the citizens during our second public hearing which was held virtually via Zoom at 11:00am.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The first Public Hearing on Community Needs was held on March 5, 2020 at the Maloof Auditorium at 6:00pm. Attendees discussed the need for Affordable Housing and additional Community Development needs. The second Public Hearing to discuss the proposed 2020 Annual Action Plan Budget was held via Zoom Conference on June 11, 2020 with approximately 35 persons in attendance. Comments included It is wonderful that the cap on public services was eliminated this year. Thank you so much for the presentation and bringing us on for as a new grantee. Thank you all so very much! We appreciate the continued partnership with DeKalb County and CDBG, especially in these difficult times.

6. Summary of comments or views not accepted and the reasons for not accepting them

DeKalb County accepts all citizen comments that are submitted. Any requests or comments that are received as a part of the 2020 Annual Action Plan process that is not specifically addressed by the Community Development Department will be forwarded to the appropriate DeKalb County Department for comment or action.

7. Summary

No additional comments.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DEKALB COUNTY	Community Development Department
CDBG Administrator	DEKALB COUNTY	Community Development Department
HOME Administrator	DEKALB COUNTY	Community Development Department
ESG Administrator	DEKALB COUNTY	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The DeKalb County Community Development Department serves as the lead agency that provide oversight, management and the monitoring of agencies, that administer the projects, programs and initiatives that are a part of the 2019-2023 Consolidated Plan and the 2020 Annual Action Plan. The Community Development Department is responsible for all required documentation, administrative and compliance requirements of the HUD funded programs that the County administers including the CDBG, HOME, and ESG programs. The Community Development Department works with full support of the County’s CEO, Board of Commissioners and other County Departments. Throughout the planning process, the Community Development Department collaborates with local governments, non-profit agencies and private stakeholders in the community. In addition, the Department consults with business, religious and other community leaders in order to administer many of the affordable housing, housing rehabilitation, public service and capital improvement projects and programs.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The DeKalb County Community Development Department serves as the lead agency that provide oversight, management and the monitoring of agencies, that administer the projects, programs and initiatives that are a part of the 2019-2023 Consolidated Plan and the 2020 Annual Action Plan. The Community Development Department is responsible for all required documentation, administrative and compliance requirements of the HUD funded programs that the County administers including the CDBG, HOME, and ESG programs. The Community Development Department works with full support of the County’s CEO, Board of Commissioners and other County Departments. Throughout the planning process, the Community Development Department collaborates with local governments, non-profit agencies and private stakeholders in the community. In addition, the Department consults with business, religious and other community leaders in order to administer many of the affordable housing, housing rehabilitation, public service and capital improvement projects and programs.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The DeKalb County Community Development Department functions as the Collaborate Applicant for the DeKalb County Continuum of Care (CoC) and submits the HUD application for the Homeless Assistance Grant on behalf of the CoC. In fulfilling this role DeKalb County collaborates with local agencies, the U.S. Department of Veterans’ Affairs, United Way of Greater Atlanta, DeKalb Housing Authority, Decatur Housing Authority, DeKalb Board of Health, DeKalb Community Service Board, local developers, and other organizations and mainstream providers that provide services and housing to the County’s homeless and at-risk populations to ensure that housing and services are offered in a manner that best serves the homeless and at-risk populations.

The County has a successful, long-standing history of supporting initiatives to end veteran homelessness. DeKalb was one of a small number of Counties recently recognized by the Secretary of HUD for achieving “Functional Zero” in the Continuum of Care by ending homelessness for DeKalb County veterans. Along with the continued collaboration to maintain the Functional Zero status the County will collaborate with agencies to recommend and support initiatives around housing and homelessness sponsored by the CoC.

From a regional perspective, the County collaborates with the State of Georgia, City of Atlanta and Fulton County CoCs on the Point-In-Time Count, Homelessness Management Information System and the referral of clients to ensure the accuracy of data collection. In addition, the County participates in

the Atlanta Regional Commission on Homelessness to ensure collaboration among organizations in the 13 County area surrounding Atlanta.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As the CoC Collaborative Applicant, DeKalb County provides close coordination with the Continuum of Care to address the needs of homeless persons. Prior to allocating funding and developing performance standards, DeKalb County staff collaborates with the CoC to ensure that performance standards and policies are aligned with the CoC goals and performance standards. All agencies within the CoC use a common HMIS system. Additionally, DeKalb County collaborates with the U.S. Department of Veteran Affairs, USICH, HUD, DeKalb Housing Authority, Decatur Housing Authority, United Way of Metropolitan Atlanta, and local agencies to ensure that no veteran is homeless. The County also collaborates with the local Continuum of Care and mainstream providers to manage a coordinated intake and assessment system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

DeKalb County collaborates with the CoC in establishing local priorities and performance objectives. ESG funding is allocated based on the priorities established by the CoC that correspond with County needs. The CoC governance structure includes several committees including Data and Research that is responsible for establishing system-wide and project level performance targets appropriate for program type and population. Agencies receiving ESG funding are required to adhere to CoC Coordinated entry policies and procedures.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DeKalb County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The DeKalb County Housing Authority was consulted in the development of this plan for the discussion of gap analysis and required services for at-risk and homeless populations. The anticipated outcomes include the identification of housing gaps for homeless families and for veterans because the DeKalb Housing Authority is the largest distributor of VASH vouchers in the Metro Atlanta region. The outcome includes a project which includes the using the CoC Coordinated Entry system to identify families that were good candidates for Public Housing and the Housing Authority committed to reserve one unit per month for thee qualified homeless family.
2	Agency/Group/Organization	DeKalb County Board of Health
	Agency/Group/Organization Type	Health Agency Board of Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Board of Health is active with the DeKalb County Continuum of Care and provides input and representation in CoC Committees and meetings. The agency is an active participant in the DeKalb Homeless collaborative meetings and provides requested input on Homeless Priorities for DeKalb County. The ongoing collaboration between the Community Development Department and the Board of Health is important to the success of the outcomes of the County's Long Term Goals and Objectives related to housing, homelessness and sustainable healthy communities.
3	Agency/Group/Organization	DeKalb County DFACS
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The DeKalb County Department of Family and Children Services serves as an active member of the DeKalb CoC. The agency was consulted for the discussion of gaps analysis and required services for at-risk and homeless families with children, children aging out of Foster Care and families with children that have special needs. Gaps and resources for improved services coordination were identified and opportunities for collaboration on streamlining services for at-risk and homeless families were identified.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

DeKalb County follows the process for citizen participation that is outlined in the County's Amended Plan for Citizen Participation and Consultation. The Citizen Participation Plan is designed to assure citizen involvement in the Consolidated Plan Submission for Community Planning and Development Programs including the CDBG, ESG and HOME programs.

In response to the COVID-19 Pandemic the CARES ACT was enacted into law on March 27, 2020. The County amended the Citizen Participation Plan County to comply with the flexibility that the CARES ACT gives grantees to amend citizen participation plans in order to establish expedited procedures to draft, propose, or amend consolidated plans.

DeKalb County complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in the federal regulation 24CFR91.105. The citizen's participation plan process for the development of the proposed 2019-2023 Consolidated Plan, including the 2020 Annual Action Plan is summarized below.

The following summarizes our citizen's participation for the development of the update to the 2019-2023 Consolidated Plan, including the 2020 Annual Action Plan:

A. On March 5, 2020 a public hearing was held at the Maloof Auditorium. The purpose of the meeting was to provide information concerning the 2019-2020 Consolidated Plan; including the 2020 Annual Action Plan. Also discussed was the application submission process of potential sub-grantees.

B. On June 11, 2020, the proposed 2020 budget and Annual Action Plan outlining the County's priority undertakings was detailed for the citizens during our second public hearing which was held virtually via Zoom at 11:00am.

The needs of non-English speaking residents will be met by having translators available at the hearings when a significant number of non-English speaking residents are expected to participate. We will seek resources through the Employee Language Bank or other agencies. If non-English

speaking residents attend the hearing and there are no translators the County works with the Latin American Association, Center for Pan Asian Community Services and New American Pathways to help identify the needs of non-English speaking DeKalb County residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

All federal funding allocations will be used to support the DeKalb County Community Development Department’s three main goals for the 2019-2023 Consolidated Planning period – providing (1) decent affordable housing, (2) a suitable living environment, and (3) expanded economic opportunity to principally benefit low to moderate income residents in DeKalb County. The table below shows the County’s grant allocation amounts for the 2020-2021 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the County’s 2020 allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,260,632	343,000	4,297,383	9,901,015	0	CDBG funds may be used to carry out activities related to acquisition, economic development, housing, public improvements, public facilities, loan-bond repayment, public services, and planning and administration in accordance with the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,338,083	446,404	4,983,660	7,768,147	0	HOME funds may be used for acquisition, homebuyer assistance, homeowner rehab, multifamily rental new construction or rehabilitation, construction for homeownership, TBRA, CHDO activities, and other housing initiatives in accordance with the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	462,199	0	440,952	903,151	0	ESG funds will be used for rapid re-housing, street outreach, emergency shelter and shelter services, homeless prevention, and HMIS activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

CDBG funding will be used to develop public facilities on existing publicly-owned land to benefit low- and moderate-income people. The County will use public land whenever possible to meet needs identified in the 2019-2023 Consolidated Plan and 2019 Annual Action Plan. If CDBG funds are ever used to acquire private land for public purpose, the County will follow CDBG acquisition requirements and procedures to obtain fair market value purchase.

Discussion

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1 - Rental Housing	2019	2023	Affordable Housing	Countywide	Develop & Preserve Affordable Rental Housing Homelessness Prevention & Rapid Rehousing	HOME: \$2,800,000 ESG: \$400,000	Rental units constructed: 600 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 800 Households Assisted
2	Decent Housing Goal #2 - Homeownership Repair	2019	2023	Affordable Housing	Countywide	Housing Repair Assistance for Homeownership	CDBG: \$450,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Decent Housing Goal #3 - Housing for Homeownership	2019	2023	Affordable Housing	Countywide	Affordable Homeownership Housing Opportunities	HOME: \$588,293	Other: 50 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Decent Housing Goal #4 - Homelessness Prevention	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services	CDBG: \$141,190 ESG: \$445,432	Homelessness Prevention: 173 Persons Assisted Other: 500 Other
7	SLE Goal #1 - Facilities	2019	2023	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide Urban County - Municipalities	Public Infrastructure & Facility Improvements	CDBG: \$1,941,550	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3710 Persons Assisted
9	SLE Goal #3 - Senior/Youth/Other Public Services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Memorial Drive (Clarkston and Stone Mountain) Scottdale Area Countywide	Public Services	CDBG: \$268,000	Public service activities other than Low/Moderate Income Housing Benefit: 1225 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	SLE Goal #4 - FH/Housing Counseling/Legal Services	2019	2023	Non-Housing Community Development	Countywide	Fair Housing, Housing Counseling & Legal Services	CDBG: \$112,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 8 Households Assisted
11	SLE Goal #5 - Homeless Supportive Service/Case Mgt	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services	CDBG: \$221,400	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 1220 Persons Assisted
12	SLE Goal #6 - Demolition and Blight Clean-Up	2019	2023	Non-Housing Community Development	Countywide	Demolition & Blight Clean-Up	CDBG: \$779,000	Buildings Demolished: 50 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	SLE Goal #7 - Section 108 Loan Repayment	2019	2023	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area	Public Infrastructure & Facility Improvements	CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
15	Economic Opportunity Goal #1 - Jobs	2019	2023	Non-Housing Community Development	Countywide	Economic Development & Small Business Incentives	CDBG: \$302,500	Businesses assisted: 200 Businesses Assisted
18	Program Administration	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide Urban County - Municipalities	Program Administration	CDBG: \$5,000,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing Goal #1 - Rental Housing
	Goal Description	Not applicable.
2	Goal Name	Decent Housing Goal #2 - Homeownership Repair
	Goal Description	Not applicable.
3	Goal Name	Decent Housing Goal #3 - Housing for Homeownership
	Goal Description	Not applicable.
5	Goal Name	Decent Housing Goal #4 - Homelessness Prevention
	Goal Description	Not applicable.
7	Goal Name	SLE Goal #1 - Facilities
	Goal Description	Not applicable.
9	Goal Name	SLE Goal #3 - Senior/Youth/Other Public Services
	Goal Description	Not applicable.
10	Goal Name	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Goal Description	Not applicable.
11	Goal Name	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Goal Description	Not applicable.
12	Goal Name	SLE Goal #6 - Demolition and Blight Clean-Up
	Goal Description	Not applicable.

13	Goal Name	SLE Goal #7 - Section 108 Loan Repayment
	Goal Description	Not applicable.
15	Goal Name	Economic Opportunity Goal #1 - Jobs
	Goal Description	Not applicable.
18	Goal Name	Program Administration
	Goal Description	Not applicable.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities DeKalb County plans to undertake during the 2020 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity. The allocation of funding for the 2020 projects has been determined based on overall priority needs of county residents and community input received during the planning process.

Projects

#	Project Name
1	East DeKalb Senior Center Bruce Street
2	City of Chamblee Sidewalk Project
3	Decatur Christian Towers
4	DeKalb Planning Dept. Memorial Drive Corridor
5	City of Lithonia Main Street Streetscape Plan
6	Activity Delivery Costs - Public Facility Improvements
7	HUD Section 108 Loan Repayment -Estimated
8	DeKalb Small Business Micro-Enterprise Training Program
9	DeKalb Revolving Loan Fund/ Loan Servicing
10	Activity Delivery Costs - Economic Development
11	Africa's Children Fund
12	Buckhead Christian Ministry
13	Caring Works
14	CoC Coordinated Entry Case Management
15	DeKalb County Drug Court Housing Program
16	Furniture Bank of Metro Atlanta
17	Hosea Feed the Hungry
18	Jerusalem House, Inc.
19	Latin American Association
20	Safe Haven Transitional, Inc.
21	Salvation Army, Atlanta Temple Corp
22	Salvation Army, Red Shield
23	Society of St. Vincent de Paul
24	TBRA Case Management Services
25	United Methodist Children's Home

#	Project Name
26	Men Stopping Violence
27	Catholic Charities of Atlanta
28	Center for Pan Asian Communities
29	Literacy Action
30	New American Pathways
31	Atlanta Legal Aid Society
32	Metro Fair Housing Services
33	International Rescue Center
34	Our House, Inc.
35	Scottsdale Early Learning
36	Sheltering Arms
37	Youth Voucher Set-Aside/ Youth Program
38	Special Purpose Housing Repair Program (SPHRP)
39	Implementation Services for SPHRP
40	Demolition & Blight
41	Housing Implementation Services - Demolition
42	Community Development Administration
43	HOME Program Administration
44	HOME Eligible Projects

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of funding for the 2020 projects has been determined based on overall priority needs of county residents and community input received during the planning process.

With limited CDBG funding, DeKalb County looks carefully not to duplicate housing programs already provided by other agencies in the County. Down payment assistance, for example, is currently available through Georgia DCA, Atlanta Neighborhood Development Partnership (ANDP), and local lenders. DeKalb County will use portions of its CDBG funding to support access to affordable housing through TBRA (tenant-based rental assistance), a special purpose home repair program, and administration of the HOME program in compliance with 24 CFR Part 570.206. With a greater percentage of CDBG funds available for program administration, using CDBG funds for HOME program administration frees up more HOME dollars for direct housing activities. DeKalb County maximizes the use of HOME funds to address affordable rental projects, CHDO-operated acquisitions, and rehab and resale programs for eligible first-time homebuyers.

AP-38 Project Summary

Project Summary Information

1	Project Name	East DeKalb Senior Center Bruce Street
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$600,000
	Description	This is the rebuilding of the Lithonia/Bruce Street Senior Center, one of one of the oldest in the County. A comprehensive feasibility study concluded that the center building has reached the end of its life cycle and is in desperate need of replacement. The funding will be used for construction.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	500 Seniors will benefit from this project.
	Location Description	Center will be located on Malone Rd in Stone Mountain.
	Planned Activities	This is the rebuilding of the Lithonia/Bruce Street Senior Center, one of one of the oldest in the County.
2	Project Name	City of Chamblee Sidewalk Project
	Target Area	Buford Highway Area (Chamblee and Doraville)
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$165,000
	Description	The City of Chamblee Hardee Avenue Sidewalk project. This sidewalk is in a Census Tract that is 90% Low/Mod Income. The addition of a sidewalk will accommodate pedestrians traveling to the Chamblee MARTA station nearby. Total project \$206,550 and requesting \$165,240. The City has \$41,310 in City funds to allocate to this project.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 low/mod income persons will benefit.
	Location Description	The project is located on Hardee Avenue, in the City of Chamblee.
	Planned Activities	The addition of a sidewalk to accommodate pedestrians traveling to the Chamblee MARTA station nearby.
3	Project Name	Decatur Christian Towers
	Target Area	Urban County - Municipalities
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$150,000
	Description	Additional CDBG funding will be allocated for construction to leverage additional funds for flood mitigation and parking expansion for Decatur Christian Towers Senior Living Community in Decatur. Initial funding utilized \$30,000 for Architectural and Engineering and had set aside \$170,000 for construction. The Total Project Budget for construction is approximately \$535,000.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 Seniors will benefit from this project.
	Location Description	This project is located at 1458 Church Street, Decatur, GA 30030.
	Planned Activities	Funding will be allocated for construction to leverage additional funds for flood mitigation and parking expansion for Decatur Christian Towers Senior Living Community in Decatur.
4	Project Name	DeKalb Planning Dept. Memorial Drive Corridor
	Target Area	Memorial Drive (Clarkston and Stone Mountain)
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$80,000

	Description	The DeKalb County Planning Department is requesting \$80,000 for the Memorial Drive Gateway Streetscape and re-branding project. Funding will be used to cover the design and construction of a Gateway for the Memorial Drive Corridor.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1000 low/mod citizens will benefit.
	Location Description	Memorial Drive Corridor from I-285 to Stone Mountain.
	Planned Activities	Funding will be used to cover the design and construction of a Gateway for the Memorial Drive Corridor.
5	Project Name	City of Lithonia Main Street Streetscape Plan
	Target Area	Urban County - Municipalities
	Goals Supported	SLE Goal #1 - Facilities
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$65,000
	Description	Funding will be used to pay for professional services to complete a detailed plan for Streetscape Improvements that will extend improvements along Main Street to across the railroad tracks to include art and other cultural features.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1000 citizens will benefit.
	Location Description	Project located in downtown Lithonia on Main Street.
	Planned Activities	Streetscape Improvements that will extend improvements along Main Street to across the railroad tracks.
6	Project Name	Activity Delivery Costs - Public Facility Improvements
	Target Area	Countywide
	Goals Supported	SLE Goal #1 - Facilities Program Administration
	Needs Addressed	Public Infrastructure & Facility Improvements

	Funding	CDBG: \$106,000
	Description	Funding will be used for activity delivery costs associated with the implementation of various capital improvement project funded in the 2020 Action Plan.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit approximately 1,500 residents countywide.
	Location Description	Countywide
	Planned Activities	Activity delivery costs associated with Community Development staff carrying out capital improvement projects.
7	Project Name	HUD Section 108 Loan Repayment -Estimated
	Target Area	Countywide
	Goals Supported	SLE Goal #7 - Section 108 Loan Repayment
	Needs Addressed	Public Infrastructure & Facility Improvements
	Funding	CDBG: \$814,361
	Description	In 2008/2009 HUD approved a \$14 million HUD Section 108 Loan Guarantee to construct three Senior Centers. The Loan term requires a repayment of approximately \$ 700,000 annually over 11 years at an estimated fixed rate of 2.54%. The remaining Section 108 principle loan amount is \$ 8.1 Million.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit approximately 1,000 low- moderate income families and seniors.
	Location Description	These senior centers are located at 1931 Candler Road, Decatur, Georgia 30032; 3393 Malone Drive, Chamblee, Georgia 30341; and 1346 McConnell Drive, Decatu, Georgia 30033.
	Planned Activities	The purpose of the project is to set up a line item for repayment of the HUD Section 108 Loan.
8	Project Name	DeKalb Small Business Micro-Enterprise Training Program
	Target Area	Countywide

	Goals Supported	Economic Opportunity Goal #1 - Jobs
	Needs Addressed	Economic Development & Small Business Incentives
	Funding	CDBG: \$115,000
	Description	These funds will be provided to Urban League of Greater Atlanta to operate a small business micro- enterprise training program for DeKalb County citizens and businesses. This program will provide services for small business micro-enterprise training and entrepreneur development.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project is estimated to benefit 150 people.
	Location Description	This project is available Countywide.
	Planned Activities	This program will provide services for small business micro-enterprise training and entrepreneur development.
9	Project Name	DeKalb Revolving Loan Fund/ Loan Servicing
	Target Area	Countywide
	Goals Supported	Economic Opportunity Goal #1 - Jobs
	Needs Addressed	Economic Development & Small Business Incentives
	Funding	CDBG: \$170,000
	Description	These funds will be provided to Access to Capital for Entrepreneurs (ACE) to lend funds from \$15,000 to a maximum of \$35,000 to businesses in DeKalb County. Eligible use of the loan funds includes but are not limited to equipment purchases, real estate acquisition or rehabilitation, working capital for purchase of inventory, and direct expenses (including legal fees and financial/technical assistance). For every \$25,000 loaned, the business will need to create one (1) Full Time Equivalent job.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 20 families.
	Location Description	This project is available Countywide.

	Planned Activities	These funds will be provided to lend funds from \$15,000 to a maximum of \$35,000 to businesses in DeKalb County.
10	Project Name	Activity Delivery Costs - Economic Development
	Target Area	Countywide
	Goals Supported	Economic Opportunity Goal #1 - Jobs
	Needs Addressed	Economic Development & Small Business Incentives
	Funding	CDBG: \$28,500
	Description	Funding will be used for activity delivery costs associated with Community Development staff carrying out economic development project activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 200 residents countywide.
	Location Description	This activity is Countywide.
Planned Activities	Funding will be used for activity delivery costs associated with Community Development staff carrying out economic development project activities.	
11	Project Name	Africa's Children Fund
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$50,000
	Description	This agency provides case management, (including assessment and referral to assist homeless and underserved households in DeKalb County) as well as housing and supportive services that enable those households to become self-sufficient and avoid incidents of homelessness.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 120 persons will benefit.
	Location Description	This program is Countywide.
	Planned Activities	This agency will provide case management, including assessment and referrals to ensure that homeless and underserved households in DeKalb County become self-sufficient.
12	Project Name	Buckhead Christian Ministry
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$25,000
	Description	BCM help people in need achieve stability and regain self-sufficiency by meeting basic needs through its Emergency Assistance Program and providing access to life skills education and support services through financial coaching and housing programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 persons will benefit.
	Location Description	This program is available Countywide.
	Planned Activities	Emergency Assistance Program to provide access to life skills education and support services through financial coaching and housing programs.
13	Project Name	Caring Works
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$75,000

	Description	Caring Works will provide an array of community-based supportive services for at least 75 chronically homeless DeKalb residents. Services will include case management, linkage to resources, access to income and benefits, health and wellness education, and community engagement.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 persons will benefit.
	Location Description	Services are available Countywide.
	Planned Activities	Services will include case management, linkage to resources, access to income and benefits, health and wellness education, and community engagement.
14	Project Name	CoC Coordinated Entry Case Management
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services
	Funding	CDBG: \$45,000
	Description	The Homeless Access Point activity will provide intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless. This activity is a critical component of the DeKalb Continuum of Care Centralized Access Model. CDBG funds will be used to fund a part-time position to perform case management.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 citizens will benefit from this program.
	Location Description	This is available Countywide.
	Planned Activities	The Homeless Access Point activity will provide intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless.

15	Project Name	DeKalb County Drug Court Housing Program
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$35,000
	Description	The DeKalb County Drug Court (DCDC) is two year judicially supervised high intensity drug treatment/alternative sentencing program. Participants are non-violent felony offenders whose criminal behavior was caused by drug addiction. CDBG funds will be used to provide recovery residence scholarships for drug court individuals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 citizens will benefit.
	Location Description	This program is available Countywide.
	Planned Activities	CDBG funds will be used to provide recovery residence scholarships for drug court individuals.
16	Project Name	Furniture Bank of Metro Atlanta
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Public Services
	Funding	CDBG: \$25,720
	Description	The Furniture Bank plans to provide free household furniture to people in need within DeKalb County. Many of the clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 homeless families may benefit.
	Location Description	This project is available Countywide.

	Planned Activities	The Furniture Bank plans to provide free household furniture to people in need within DeKalb County.
17	Project Name	Hosea Feed the Hungry
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$25,000
	Description	The purpose of the Homeless Prevention and Mobile Assistance Program is to deliver its entire human services platform directly to neighborhoods, apartment complexes, schools and community organizations throughout DeKalb County. DeKalb County residents will gain access to rent and utility assistance, job readiness and job placement assistance, supplemental food, free access to basic needs items, public benefits planning, and community specific program installations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 homeless persons will benefit.
	Location Description	This program is available Countywide.
	Planned Activities	To deliver an human services platform directly to neighborhoods, apartment complexes, schools and community organizations throughout DeKalb County.
18	Project Name	Jerusalem House, Inc.
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$37,400
	Description	Jerusalem House provides permanent housing for those living with AIDS at a time when few embraced homeless people, much less homeless persons with AIDS. The Jerusalem House mission is met through the implementation of three programs: The Adult program - serving 25 adults with AIDS; the Family program - serving 12 mothers with HIV/AIDS and their children; and the Scattered Site program - serving 32 individuals with HIV/AIDS and their family members.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist approximately 57 low-income persons.
	Location Description	This program is available Countywide.
	Planned Activities	Jerusalem House provides permanent housing for those living with AIDS at a time when few embraced homeless people, much less homeless persons with AIDS.
19	Project Name	Latin American Association
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$35,000
	Description	The Latin American Association's over arching goal is to reduce or prevent poverty and homelessness. The program assists individuals and families to avoid homelessness by helping them take advantage of available opportunities and community resources designed to help them increase their economic, housing, and family stability.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit approximately 300 individuals
	Location Description	This program is available Countywide.
	Planned Activities	The program assists individuals and families to avoid homelessness by helping them take advantage of available opportunities and community resources designed to help them increase their economic, housing, and family stability.
20	Project Name	Safe Haven Transitional, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$15,000

	Description	DeKalb County CDBG funds will be used in support of transitional and emergency housing plus supportive services to DeKalb County women with or without children that are victims of Domestic Violence.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 50 women.
	Location Description	This is available Countywide.
	Planned Activities	CDBG funds will be used in support of transitional and emergency housing plus supportive services to DeKalb County women with or without children that are victims of Domestic Violence.
21	Project Name	Salvation Army, Atlanta Temple Corp
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$50,000
	Description	CDBG funds will be used for Showers and Laundry Time (SALT'D) to benefit low- and moderate- income persons. SALT'D will give those experiencing homelessness access to shower facilities, hygiene materials, food, clothing and information.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 500 homeless persons.
	Location Description	Available to residents Countywide.
	Planned Activities	CDBG funds will be used for Showers and Laundry Time with Devotions (SALT'D) to benefit low- and moderate- income persons. SALT'D will give those experiencing homelessness access to shower facilities, hygiene materials, food, clothing and information.
22	Project Name	Salvation Army, Red Shield
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt

	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$50,000
	Description	CDBG funds will be used to provide intake services, case management, and job readiness to persons experiencing homelessness in DeKalb County.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 200 persons.
	Location Description	This program will benefit persons Countywide.
	Planned Activities	This program will provide intake services, case management, and job readiness to persons experiencing homelessness in DeKalb County.
23	Project Name	Society of St. Vincent de Paul
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$25,000
	Description	The Family Wellbeing and Basic Needs program aims to prevent homelessness in low-income families by providing critical services to meet their basic needs: financial assistance, food pantry access and SNAP.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 200 persons.
	Location Description	This is a Countywide program.
	Planned Activities	The activities will provide critical services to meet their basic needs: financial assistance, food pantry access and SNAP.
24	Project Name	TBRA Case Management Services
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt

	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$35,000
	Description	CDBG funds will be used for Case Management for the HOME Tenant Based Rental Assistance Program. The Community Development Director will have the authority to designate the agency to provide the case management.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 low-moderate income families will benefit from this activity.
	Location Description	This program is available Countywide.
	Planned Activities	Case Management for the HOME Tenant Based Rental Assistance Program.
25	Project Name	United Methodist Children's Home
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #4 - Homelessness Prevention
	Needs Addressed	Homelessness Prevention & Rapid Rehousing
	Funding	CDBG: \$35,000
	Description	The Family Housing program will respond to the needs in DeKalb of families that have lost their housing and prepares families to sustain permanent housing. Additionally, the program works to ensure that families can stay together and empowers them to overcome obstacles that may result in their children being removed from the home and placed into the foster care system.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 persons will benefit from this program.
	Location Description	This is available Countywide
	Planned Activities	The program will respond to the need in DeKalb of families that have lost their housing and prepares families to sustain permanent housing.
26	Project Name	Men Stopping Violence

	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used to provide education and prevention classes to men arrested in DeKalb County for gender violence crimes. Men Stopping Violence mission is to organize men to end male violence against women and girls through innovative training, programs and advocacy.
	Target Date	6/23/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 50 persons.
	Location Description	This activity is available Countywide.
	Planned Activities	The agency will provide education and prevention classes to me arrested in DeKalb County for gender violence crimes.
27	Project Name	Catholic Charities of Atlanta
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$15,000
	Description	CDBG funds will be used for bi-lingual foreclosure prevention counseling and financial literacy education. Catholic Charities housing counseling program promotes financial well-being and ensuring that individuals living below poverty have effective tools and resources for managing their finances.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 50 persons.
	Location Description	This project is available Countywide.
	Planned Activities	Funds will be used for bi-lingual foreclosure prevention counseling and financial literacy education.

28	Project Name	Center for Pan Asian Communities
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$15,000
	Description	CPAC Housing Program provides pre-purchasing, post-purchase, rental, and/or credit counseling services to households in DeKalb County.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will assist approximately 50 persons.
	Location Description	This program is available Countywide.
	Planned Activities	CPAC Housing Program provides pre-purchasing, post-purchase, rental, and/or credit counseling services to households in DeKalb County.
29	Project Name	Literacy Action
	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	Literacy Action addresses low literacy and lack of access to education through a broad array of classes in reading, writing, mathematics, English as a Second Language, family literacy, and digital literacy, alongside a work-readiness curriculum that enables participants to leverage their learning into increased employability.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist approximately 100 persons.
	Location Description	This program is available Countywide.

	Planned Activities	This program addresses low literacy and lack of access to education through a broad array of classes in reading, writing, mathematics, English as a Second Language, family literacy, and digital literacy, alongside a work-readiness curriculum.
30	Project Name	New American Pathways
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$35,000
	Description	The mission of New American Pathways, Inc. is to support the efforts of refugee women and children to achieve self-sufficiency in the United States by providing education and economic opportunity. This agency provides intensive basic financial literacy training for refugee women.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 75 persons.
	Location Description	This program is available Countywide.
Planned Activities	This agency provides intensive basic financial literacy training for refugee women.	
31	Project Name	Atlanta Legal Aid Society
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$70,000
	Description	This agency is requesting funds for their HOME DEFENSE PROGRAM for predatory lending prevention, consumer education, fraudulent mortgages, and scam awareness. To prevent foreclosure and homelessness, they propose to educate consumers and provide legal representation to qualified clients.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 75 individuals.
	Location Description	This program is available Countywide.
	Planned Activities	To prevent foreclosure and homelessness, they propose to educate consumers and provide legal representation to qualified clients.
32	Project Name	Metro Fair Housing Services
	Target Area	Countywide
	Goals Supported	SLE Goal #4 - FH/Housing Counseling/Legal Services
	Needs Addressed	Fair Housing, Housing Counseling & Legal Services
	Funding	CDBG: \$52,000
	Description	This agency provides fair housing services, education and counseling; helping citizens and housing entities understand their rights and responsibilities under title VIII of the Civil Rights Act of 1968 (Fair Housing Act), which prohibits housing discrimination on the basis of race, color, national origin, sex, religion, familial, and handicap status. Metro Fair serves as the County's Fair Housing Partner Agency; investigating tenant/landlord and fair housing complaints.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project is anticipated to generate approximately 8 cases.
	Location Description	This project is available Countywide.
	Planned Activities	Metro Fair serves as the County's Fair Housing Partner Agency; investigating tenant/landlord and fair housing complaints.
33	Project Name	International Rescue Center
	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000

	Description	The Connect to Success (C2S) program at the IRC in Atlanta supports refugee and new immigrant youth in achieving their long-term education, career and personal goals with an emphasis on job training and job placement. The objective of Youth Futures - Ready, Set, College! summer camp is to increase post-secondary enrollment, retention and graduation rates among refugee youth in DeKalb County, Georgia.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program is estimated to assist 50 youth.
	Location Description	This program is located Countywide.
	Planned Activities	This program supports refugee and new immigrant youth in achieving their long-term education, career and personal goals with an emphasis on job training and job placement.
34	Project Name	Our House, Inc.
	Target Area	Countywide
	Goals Supported	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	CDBG: \$75,000
	Description	Our House provides free quality childcare in a safe and nurturing environment to the children of homeless families who reside in emergency shelters or transitional housing programs in the Metro Atlanta area. This agency also provides support services and referrals for services for the children and their families (homeless) as needed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve approximately 150 low-moderate income persons.
	Location Description	This program is available Countywide.
	Planned Activities	This agency also provides support services and referrals for services for the children and their families (homeless) as needed.
35	Project Name	Scottdale Early Learning
	Target Area	Countywide

	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$70,000
	Description	The agency provides affordable childhood education and childcare services for low - moderate income families at their Scottdale location and the new Midway location in DeKalb. Through their Family Resource Center, the agency assists families with parent education, targeted case management, pregnant and parenting teen support group.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 100 children.
	Location Description	This project is available Countywide.
	Planned Activities	Scottdale Early Learning Center provides year-round day care to children ages six months to five years.
36	Project Name	Sheltering Arms
	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	Sheltering Arms provides childhood education in a welcoming, safe learning environment, public facilities, and infrastructure to benefit low income children and their families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 100 children.
	Location Description	This project is available Countywide.
	Planned Activities	Sheltering Arms provides childhood education in a welcoming, safe learning environment, public facilities, and infrastructure to benefit low income children and their families.
37	Project Name	Youth Voucher Set-Aside/ Youth Program

	Target Area	Countywide
	Goals Supported	SLE Goal #3 - Senior/Youth/Other Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000
	Description	Funds will provide the opportunity for children from low to moderate income families to have meaningful summer experiences. These experiences shall be recreationally based, offer educational activities which build self-esteem, promote health and build capacity.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 300 youth.
	Location Description	This program is available Countywide.
	Planned Activities	Summer camp vouchers will provide the opportunity for children from low to moderate income families to have meaningful summer experiences.
38	Project Name	Special Purpose Housing Repair Program (SPHRP)
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #2 - Homeownership Repair
	Needs Addressed	Housing Repair Assistance for Homeownership
	Funding	CDBG: \$374,000
	Description	CDBG funds will be used to aid income eligible seniors or legally disabled adults 21 years and older that own and occupy their home as their primary place of residence. The home system repairs include replacement of electrical, plumbing, heating and cooling systems and roofing up to \$10,000.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 30 eligible homeowners households.
	Location Description	This program is available Countywide.

	Planned Activities	Funding will be used to assist income-eligible seniors or people with disabilities with home system repair needs of up to \$10,000.
39	Project Name	Implementation Services for SPHRP
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #2 - Homeownership Repair
	Needs Addressed	Housing Repair Assistance for Homeownership
	Funding	CDBG: \$76,000
	Description	CDBG funding will be used to cover the implementation costs of the Housing Repair Program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 30 eligible homeowner households.
	Location Description	This program is available Countywide.
	Planned Activities	CDBG funding will be used to cover implementation of the Special Purpose Home Repair Program.
40	Project Name	Demolition & Blight
	Target Area	Countywide
	Goals Supported	SLE Goal #6 - Demolition and Blight Clean-Up
	Needs Addressed	Demolition & Blight Clean-Up
	Funding	CDBG: \$600,000
	Description	Funds will be used for demolition of eligible, single-family housing demolition and blight remediation program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will result in the demolition of 50 housing units.
	Location Description	This project is available Countywide.
	Planned Activities	CDBG funding will be used for to cover implementation of the demolition and blight remediation program.
41	Project Name	Housing Implementation Services - Demolition

	Target Area	Countywide
	Goals Supported	SLE Goal #6 - Demolition and Blight Clean-Up
	Needs Addressed	Demolition & Blight Clean-Up
	Funding	CDBG: \$76,000
	Description	Funding will be used for the implementation of the demolition and blight services program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will result in demolition of 50 housing units.
	Location Description	This project is available Countywide.
	Planned Activities	Funding will be used for the implementation of the demolition and blight services program.
42	Project Name	Community Development Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$1,133,251
	Description	Funding will be used for program planning, implementation, management, monitoring and evaluation of the CDBG Program, Emergency Solutions Grants (ESG) Program, and other HUD funded programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	Countywide
	Planned Activities	Funding will be used for program planning, implementation, management, monitoring and evaluation of the CDBG Program, Emergency Solutions Grants (ESG) Program, and other HUD funded programs.
43	Project Name	HOME Program Administration

	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$696,121
	Description	HOME Program funds will be used for direct administration and implementation services provided by Community Development and Housing Authority staff for all HOME funded affordable housing activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	This project is available Countywide.
	Planned Activities	HOME funds will be used for direct administration and implementation services provided by Community Development and Housing Authority staff for all HOME funded affordable housing activities.
44	Project Name	HOME Eligible Projects
	Target Area	Countywide
	Goals Supported	Decent Housing Goal #1 - Rental Housing Decent Housing Goal #3 - Housing for Homeownership
	Needs Addressed	Develop & Preserve Affordable Rental Housing Affordable Homeownership Housing Opportunities
	Funding	CDBG: \$2,088,366
	Description	HOME funding and program income will be used to provide assistance to projects such as loans to developers for the development of affordable housing; funding to organizations for the development of affordable housing; funding to organizations for tenant-based rental assistance (TBRA) for at-risk, homeless, and/or special populations. Organization that may receive TBRA funding include, but are not limited to, local housing authorities, CHRIS180 and Veteran Empowerment Organization.
	Target Date	6/30/2020

Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 250 low- and moderate income households.
Location Description	This program is available Countywide.
Planned Activities	HOME funding and program income will be used to provide assistance to projects such as loans to developers for the development of affordable housing; funding to organizations for the development of affordable housing; funding to organizations for tenant-based rental assistance (TBRA) for at-risk, homeless, and/or special populations.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Over the next year, the DeKalb County Community Development Department will allocate grant funds for use in income-eligible areas or by eligible beneficiaries throughout the county, as well as in the Candler/McAfee, Buford Highway, Scottdale, and Memorial Drive target areas. Projects may be funded based on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors. Projects providing an area benefit such as public facility or infrastructure improvements will be conducted in income-eligible areas, specifically, census tracts that are made up primarily of low- and moderate-income residents. Projects or programs that benefit individuals or households, such as the Special Purpose Home Repair program, will be available to income-eligible households countywide.

DeKalb County is known to have one of the most diverse populations in the southeastern United States. With that in mind the Community Development Department works with local and regional organizations to ensure that efforts will be made to develop and support programs and projects that serve these populations.

Geographic Distribution

Target Area	Percentage of Funds
Buford Highway Area (Chamblee and Doraville)	3
Memorial Drive (Clarkston and Stone Mountain)	2
Candler/McAfee Area	1
Scottdale Area	5
Countywide	80
Urban County - Municipalities	9

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

DeKalb County allocates and invests resources in income-eligible areas throughout the county, including unincorporated areas, target areas, and in municipalities. The County will focus its funding on areas that have concentrations of low- and moderate-income households, as identified in the list of low/moderate census tracts appended to this Plan.

Discussion

Not applicable.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will continue to work with developers, non-profit housing organizations, and CHDOs to increase the number of affordable and workforce housing within the county. Affordability incentives or requirements that a percentage of new homeownership units be made affordable to income-eligible persons will be offered. Overlay zoning districts designed to enhance affordability may be created where appropriate and the concept is supported by community residents.

The County will also collaborate with the Continuum of Care to ensure that homeless and at-risk households are appropriately housed and attain stability after housing occurs. To assist in stabilizing housing for seniors and persons with disabilities who are homeowners, the County will provide home system repairs (roofing, electrical, plumbing, HVAC) for eligible residents. The number of completed repairs may be affected by COVID-19 safety precautions. The numbers of households in the charts below reflect households supported through eligible CDBG, ESG and HOME activities.

One Year Goals for the Number of Households to be Supported	
Homeless	550
Non-Homeless	28
Special-Needs	25
Total	603

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	70
The Production of New Units	72
Rehab of Existing Units	29
Acquisition of Existing Units	2
Total	173

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

In 2020, the County will allocate funds toward the production of 72 new units of affordable housing through the HOME program. It is anticipated that CHDOs will acquire and rehabilitate 2 units. The Special Purpose Home Repair program will support housing rehabilitation for 25 eligible homeowners, including seniors and persons with a disability. The County anticipates assisting 310 homeless persons or households using ESG funding. Additionally, the County will allocate funds towards housing assistance

for people who are homeless or at risk of homelessness through the Africa's Children Fund (120 individuals to be supported), Drug/Mental Health Court Housing Program (50 individuals to be supported), Jerusalem House (23 individuals to be supported), Safe Haven Transitional (50 individuals to be supported).

AP-60 Public Housing – 91.220(h)

Introduction

DeKalb County residents are served by three housing authorities: the Housing Authority of DeKalb County, the Housing Authority of the City of Decatur, and the Housing Authority of the City of Lithonia. Between public housing, Housing Choice Vouchers, project-based vouchers, and units under the Section 202 and Section 811 programs, a total of over 9,400 subsidized units are available in the county, housing nearly 25,000 individual residents. Voucher programs are the primary source of these subsidized housing units representing 8,227 (88%) of these subsidized units (6,133 Housing Choice Vouchers and 2,094 Project-Based Vouchers). There are 814 units of conventional public housing in DeKalb County and another 382 units designated for elderly and/or disabled households through the Section 202 and 811 programs.

Actions planned during the next year to address the needs to public housing

Decatur Housing Authority (DHA)

DeKalb County residents are served by three housing authorities: Housing Authority of DeKalb County, Decatur Housing Authority Lithonia Housing Authority. Public Housing is offered only by Lithonia Housing Authority, with 75 public housing units.

Currently, DHA does not operate public housing units. In 2019, the Decatur Housing Authority converted all 289 units of public housing under the Rental Assistance Demonstration (RAD) Program to the Project Based Rental Assistance (PBRA). Residents pay essentially the same rents and have the same services as DHA's former public housing. DHA offered an afterschool program to youth, senior activity planning, and adult education opportunities. With COVID-19, DHA has suspended most resident activities. DHA is focusing on linking residents to needed services as required housing.

Housing Authority of DeKalb County

The Housing Authority of DeKalb County does not operate public housing units

Lithonia Housing Authority

Lithonia Housing Authority operates 75 units of public housing. During 2020, the Housing Authority will begin planning for the Renovation or modernization of public housing units. The goal is to use 25% of annual Capital Funds awarded to modernize public housing units.

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

Housing Authority of DeKalb County

Although HADC no longer operates public housing units, its nonprofit affiliate, the Resident Services Corporation of DeKalb (RSDC), serves voucher holders. Its mission is to enhance the lives of DeKalb County residents through community-based problem solving and neighborhood-oriented strategies that promote self-reliance and self-sufficiency. RSDC's overarching goal is to help families become more stable in various areas of their lives where they are having difficulty accessing or affording the support, they need to be successful. RSDC offers community-based social services and enrichment programs that enhance the lives and economic vitality of DeKalb County residents across the life span – including children, adults, and senior citizens. Services focus on human development programs to enhance lives and underpin the economic stability, health, and wellbeing of Housing Authority residents and low-income families in DeKalb County.

Decatur Housing Authority

DHA conducts resident meetings to review property management issues. With COVID-19, DHA has suspended the in-person meetings. A resident in the Swanton Heights community achieved homeownership with down payment assistance from DHA.

Lithonia Housing Authority

The Lithonia Housing Authority has an active Resident Advisory Board in place. Residents are encouraged to take advantage of partnerships and collaboration with service groups to improve the quality of life for their families. Such activities include involvement as parents in the local schools, service on the resident advisory board in improving the quality of life in their neighborhoods.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable - None of the housing authorities in DeKalb County are designated as "troubled."

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

DeKalb County will use funding provided through ESG, McKinney-Vento Homeless Assistance Grant, and CDBG grants to address homeless needs and homelessness prevention in 2020.

The County plans to implement the following steps to mitigate and end homelessness in DeKalb County:

- Increase outreach efforts and encourage the unsheltered to move to appropriate housing.
- In response to COVID-19, use funding from DeKalb County in conjunction with HUD funding and agency assistance to move the unsheltered homeless to non-congregate housing with services and eventually permanent housing.
- Exercise available waivers to facilitate expedient housing measures
- Collaborate with the CoC to monitor and reduce homelessness.
- Increase housing for the homeless population, especially those unserved through CoC funding.
- Ensure that the at-risk and homeless populations can easily access services and obtain rapid stable housing.
- Conduct studies and surveys to document homelessness in the area.
- Collect data on the at-risk population to develop programs to prevent homelessness.
- Collaborate with CoC and other agencies to collect data on the causes of homelessness to enable the development of strategies to address the root causes of homelessness.
- Collaborate with agencies and organizations to develop programs to served at-risk and homeless individuals comprehensively and eradicate homelessness.
- Collaborate with the CoC to ensure that CoC strategies satisfy the needs of DeKalb County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

DeKalb County will work with the CoC to ensure that the number of homeless veterans will remain at functional zero by providing housing for all homeless veterans who are willing to be housed and ensuring 85% of the veterans housed remain stably housed. Additionally, the County will collaborate with CoC agencies to reduce the homeless and at-risk populations.

Through collaborative efforts with various street outreach teams such as the DeKalb Street Outreach Case Manager, St. Joseph's Mobile Outreach, United Way Street Outreach, and the PATH Team,

outreach services are provided to identify homeless individuals, assess their needs, and connect them to housing and services. DeKalb County's Street Outreach Case Manager will provide outreach services and intensive case management services for unusually difficult cases involving homeless or at risk of becoming homeless individuals or families in DeKalb County. This case manager will work in coordination with HOPE Atlanta Travelers Aid, who provides the oversight and management of the outreach service worker. HOPE Atlanta also serves as the contact and referral point for the PATH Team. The PATH team's procedures are exemplary of procedures used by all outreach organizations. The PATH team provides outreach and is comprised of case managers, mental health workers, substance abuse counselors, specially trained police officers, and homeless service providers. The PATH team works with housing providers and street outreach workers to engage homeless persons and guide them to appropriate services.

Addressing the emergency shelter and transitional housing needs of homeless persons

DeKalb County will satisfy its goal of providing housing and supportive services for a minimum of 550 homeless or at-risk persons by collaborating with agencies in the Continuum of Care, mainstream providers, VA, school systems, PHAs, developers, and other appropriate organizations. Information from the Point-In-Time Count (PIT) indicates that 37% of the homeless population are people in households with children less than 18 years of age. Of the homeless households with children included in the PIT count, all were in emergency shelters or transitional housing. This population tends to be affected most by the transitional homelessness that may occur with residency in emergency shelter. Often families must separate in order to obtain housing. Without services to keep them together, the family unit is compromised even further. It is therefore incumbent upon DeKalb County to collaborate with all interested parties to increase the number of, and access to, permanent affordable housing units for homeless families with children.

In accordance with HUD's guidance, DeKalb County has chosen to focus its housing efforts on rapidly re-housing homeless households, preventing homelessness among the at-risk population, and diverting at-risk households away from the homelessness system where appropriate. When emergency shelter is the only option, shelter beds are available at Decatur Cooperative Ministry (for women and children), Salvation Army (for family, men, and women), Chris Kids (for youth), Clifton Sanctuary Ministries (for men) and Rebecca's Tent (for women). Travelers Aid and other agencies offer hotel vouchers for short stays until permanent housing can be located.

Transitional housing is available through HOPE Atlanta Travelers Aid, Action Ministries, St. Jude's Recovery, Living Room, Breakthru House, Oakhurst Recovery, and Decatur Cooperative Ministry. The County is working with the CoC to investigate ways to ensure that transitional housing programs work to move clients quickly to permanent housing and serve clients with the greatest housing barriers.

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

One of DeKalb County's major goals is to develop affordable units and implement programs that focus on the chronically homeless, senior citizens, veterans, cost burdened households, youth, and other special populations. To satisfy this goal, the County may continue to fund the Tenant Based Rental Assistance (TBRA) Program using HOME funds. The TBRA Program provides supportive housing through time limited funds for rental and utility subsidies combined with supportive services, and an accountability-based system to assist homeless and at-risk families to identify and address the root causes of their homelessness or situation. The program will rapidly transition families out of emergency shelters, hotels, transitional housing programs, or other at-risk living situations, and help the household obtain and maintain permanent independent housing. Through its Drug Court and Mental Health Court, the County provides rental assistance to individuals who have been mandated to participate in the Drug Court Treatment Diversion and Mental Health Programs. In addition, as the Collaborative Applicant for the CoC, the County works to help homeless persons by prioritizing the chronically homeless, families with children, veterans and unaccompanied youth.

To prevent individuals and families who were recently homeless from becoming homeless again, DeKalb County will partner with Decatur Cooperative Ministry, Inc., a homeless prevention program providing financial assistance and food to DeKalb residents in imminent danger of homelessness or loss of utilities; Salvation Army Metro Area Command-Peachcrest, which provides emergency assistance to keep homeowners from losing their homes and provides rental assistance for those facing eviction; and Travelers Aid of Metropolitan Atlanta, Inc. (HOPE Atlanta), which provides homeless prevention, street outreach, and rapid re-housing emergency rental assistance for those facing eviction and homelessness.

To support rapid rehousing, DeKalb County will partner with Decatur Cooperative Ministry, Salvation Army Metro Area Command-Red Shield, and Travelers Aid of Metropolitan Atlanta, Inc. (HOPE Atlanta).

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

The stakeholders and collaborating agencies responsible for ensuring that persons being discharged

from a system of care are not discharged into homelessness include the Georgia Departments of Behavioral Health and Juvenile Justice, the DeKalb Community Service Board, the DeKalb County Department of Family and Children Services, and the DeKalb County Court Systems.

When a youth in-care reaches the age of 18 and is unable to transition to independent living or be reunited with family, the youth has the option to sign consent to remain in foster care. This consent allows the youth to stay in the foster care system until they can live independently or until they reach age 24. In DeKalb County, Emergency Solutions Grant Program (ESG) funding is awarded to CHRIS180, Inc., the housing and service provider that specifically targets this population. The CoC, in collaboration with the Department of Children and Family Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and others, seeks to identify and create new resources for this population.

Locally, Continuity of Care Transition Planning Guidance is provided to all state mental health hospitals. The hospitals are asked to develop a Transition Plan for all individuals being discharged, which addresses housing, residential support, outpatient treatment, case management service, access to prescription medications, socialization and recreation, family support and education, rehabilitation, transitional employment, follow-up medical care and transportation. In addition, the hospitals provide Case Expeditors who work with consumers who have support needs that warrant additional resources. Hospital staff also conducts assessments with consumers in order to identify those individuals that are at risk of readmission, including whether they have been or will be homeless. The hospital staff, in partnership with community-based providers, identifies services that will address these needs and determine how services will be made available.

Additionally, the County collaborates with state and local authorities to ensure that individuals reentering from prison or jail do not fall into homelessness. The County has established a Re-Entry and Recidivism Task Force to recommend and implement strategies to facilitate the re-entry of individuals who are returning to the community from prison or jail.

Discussion

Not applicable.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

An Emory University, Policy Analysis Laboratory study conducted in 2018 to understand the county's affordable housing challenges underscored the degree to which housing affordability impacts DeKalb County residents. The study reported that 20% of the county's households were cost burdened (spending between 30% and 50% of their incomes on housing) and another 19% were severely cost burdened (spending more than 50% of their incomes on housing costs). Taken together, four in ten county residents faced a housing affordability challenge. These challenges were due to a variety of factors, including:

- Median household incomes not keeping pace with rising housing costs;
- Housing in high opportunity locations (i.e. near job centers and other community amenities) was expensive;
- Housing in lower opportunity areas is less expensive. However, the cost of transportation to opportunity areas adds to the total expense
- Overall supply of houses, homeowner and renter, has dropped
- Insufficient supply of subsidized or otherwise affordable housing units; and
- Neglect and disrepair of residential property in parts of DeKalb County led to blighted conditions and to the eventual need for demolition of unsafe structures.

The COVID-19 pandemic has further affected households' ability to afford standard housing. According to FRED Economic Data, the DeKalb County unemployment rate rose from 3.4% in January 2020 to 13.3% in April 2020. Although reports indicate that unemployment rates have dropped since April, a large percentage of DeKalb County residents remain unemployed. (Rates for DeKalb County are not available at this time the June 2020 unemployment rate for Georgia was 9.7%.) The rate of unemployment, coupled with the expiration of the eviction moratorium exacerbates the affordable housing problem.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

While the County continues to work to increase the quality of housing units that are newly constructed, it acknowledges that enhanced building standards can add to the construction cost of the units. This, in conjunction with increasing land values and ongoing gentrification, make it more difficult to add to the affordable base for low and moderate-income citizens of DeKalb County. As new projects are proposed,

the County seeks to incorporate requirements for affordable set-asides as part of the zoning approval process, prioritizing projects that provide long-term affordability guarantees. The County also encourages development of affordable housing in locations with good access to jobs, grocery stores, and other amenities to enhance economic opportunities for low and moderate-income families. Finally, DeKalb County has established a coordinated multidisciplinary blight remediation strategy using the County's zoning codes and strong code enforcement to prevent and remove blight, thereby making the community more attractive to residents and businesses while preserving communities. The County offers tax abatements for the development of housing that satisfies certain standards through its Economic Development Authority.

Discussion:

A 2017 report by the Atlanta Regional Commission studied the mismatch between the locations of job centers and affordable housing across the metro Atlanta area and found that living near a major center of employment is typically quite expensive (from *Regional Snapshot: ARC Employment Centers: Core Locations for Jobs, not for Affordable Housing*, Atlanta Regional Commission, October 2017). The regional job centers located in DeKalb County (Perimeter Center and Emory) hold significant numbers of jobs, yet the surrounding communities are also home to some of the County's most expensive housing. Household incomes in these surrounding communities also tend to be higher, so the residents in proximity to major job centers may not be significantly cost burdened. Conversely, this means that the areas of the county not proximate to job centers, while having home prices that are lower, also display higher incidences of cost burden because incomes are also lower. Thus, as the study points out, "incomes are a key driver of determining affordability, regardless of housing prices."

An Atlanta Regional Commission presentation at the DeKalb County Homelessness and Housing Symposium highlighted the importance of expiring subsidies or affordability requirements to the preservation of existing affordable units. The presentation indicated that of 15,777 subsidized units in DeKalb County, 7000 subsidies are scheduled to expire within 10 years. The high level of need for affordable housing in DeKalb County is compounded by a shrinking inventory of affordable units. Atlanta Regional Commission indicated that the number of affordable units in DeKalb County shrank by 18% over a 5-year period.

Understanding the significance of this issue, The County's HOME allocation and underwriting process prioritizes projects that provide long-term affordability guarantees.

When property owners are unable to maintain and care for their property appropriately, it falls into disrepair, sometimes even abandonment. Often this occurs with housing, both owner and rental, at the more affordable end of the spectrum leading to both a loss of affordable units from the county's supply but also contributing a blighting influence on the surrounding community. DeKalb County has prioritized blight remediation efforts as part of an economic development strategy. Zoning codes and strong code

enforcement can prevent and remove blight, thereby making the community more attractive to residents and businesses.

AP-85 Other Actions – 91.220(k)

Introduction:

This section details the County's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing to assist in achieving its housing priority goals and objectives. This will include not only competitive and entitlement funds available through HUD, but also other federal resources such as Low-income Housing Tax Credits and Tax-exempt municipal bonds. Efforts to identify other resources will continue. Resources may include private sources such as foundations, philanthropic groups, or other public partners; Fannie Mae, Freddie Mac, the Federal Home Loan Bank, the Federal Reserve, and Neighbor Works. When appropriate, the County will also work closely with local non-profit organizations and churches.

Actions planned to address obstacles to meeting underserved needs

In DeKalb County, the largest group with underserved needs is comprised of those individuals and households with incomes at or below 50% AMI. Typically, this population has limited access to affordable housing and lacks employment that provides a sustainable income stream. Barriers that prevent serving this population include the following: large segments of the population possess an inadequate knowledge of budgeting and financial literacy, histories of poor credit, limited financial resources, limited access to job training, life skills education, economic pressures from foreclosures and predatory lending, and the scarcity of standard housing that is affordable to households at or below 50% AMI.

The COVID-19 pandemic presents an additional problem. As previously indicated, the unemployment rate has increased dramatically without a concomitant decrease in housing costs. Statistics have shown that lower income households are more likely to be negatively affected.

The County will work with its community partners to assist low- and moderate-income residents in accessing employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing counseling.

To address obstacles in meeting underserved needs, the County plans to take the following actions:

- Collaboration with agencies and landlords and use of ESG, COVID, and County funds to ensure short-term housing stability.
- Continued funding Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.

- Continued efforts to provide job training and employment readiness education, including initiatives focused on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, and home purchase scams, while encouraging those facing these situations to seek assistance.
- Development of policies to facilitate an increase of affordable housing in locations that will best serve low-income households.
- Continued programs targeting households with incomes at or below 50% AMI and support for the development of rental housing affordable to households with incomes at or below 50% AMI.
- Collaboration with and support of agencies that provide supportive services for households at or below 50% AMI.
- Collaboration with the CoC to ensure that appropriate housing and services are available for homeless and at-risk populations.
- Provision of letters of support for developers applying for Low Income Housing Tax Credits, when appropriate.

Actions planned to foster and maintain affordable housing

To address these obstacles, the County plans to take the following actions in 2019:

- Continued funding for housing counseling, landlord/tenant, and pre-and post-purchase counseling.
- Continued funding of Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, and home purchase scams while encouraging those facing these situations to seek assistance.
- Continued work with Metro Fair Housing to investigate landlord/tenant and fair housing complaints and provide fair housing education.
- Continued housing programs to support affordable homeownership and special purpose home repair for households with incomes at or below 80% AMI.
- Supporting the development of rental housing affordable for at or below 50% AMI.
- Supporting agencies that provide supportive services for households with incomes at or below 50% AMI.

Actions planned to reduce lead-based paint hazards

As part of its ongoing lead hazard reduction program, the County will continue to work with DeKalb County Beautification-Code Compliance and the DeKalb County Board of Health to identify cases of children with elevated blood lead levels. Based on the number of specific cases of children with elevated blood levels reported to the DeKalb County Board of Health, there does not appear to be a major problem with lead hazards in housing in DeKalb County. While not a major problem, units exist in DeKalb County where lead is present and steps to mitigate these lead hazards are required.

To address lead hazards in 2020, the County will take the following actions:

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

HUD's 1012 lead-based paint regulation is fully incorporated into DeKalb County's homeowner rehabilitation programs. Any repair or rehabilitation of properties funded through CDBG and HOME programs will continue to address the reduction of lead-based hazards.

Actions planned to reduce the number of poverty-level families

DeKalb County has demonstrated a long standing commitment to reducing poverty by partnering with other metro Atlanta jurisdictions on major issues that can only be effective if they are addressed in a regional or multi-jurisdictional manner. DeKalb County will continue to work to eliminate the major risk factors for poverty. The factors that can be addressed by local government include expanded economic opportunities, jobs, community facilities, public services, and housing. The educational aspects are addressed by the Board of Education. Expanded economic opportunities and jobs are addressed with special programs sponsored by WorkSource DeKalb.

Additionally, DeKalb County government, WorkSource DeKalb, the Department of Economic Development, the Chamber of Commerce, Goodwill Industries of Atlanta, the Department of Family and Children Services, the Georgia Department of Labor, Partnership for Community Action, DeKalb Technical Institute, DeKalb College, local housing authorities, the Division of Rehabilitation Services, and a host of other local and state organizations are working jointly to develop a comprehensive training and employment system and an interagency electronic data network for DeKalb County.

The most visible manifestation of the training and employment system is the conveniently located career center, the WorkSource DeKalb Center. This center combines major activities of partner agencies, basic and remedial education programs and allied education, training, housing and personal support programs.

The DeKalb Workforce Center also provides a wide assortment of services for employers. Employers will use the DeKalb Workforce Center as a central source of prescreened job applicants for job/task analysis, interview or training space. Businesses with proper technology can list jobs and access the applicant pool electronically.

As the designated County-Based Agency for Aging Programs, the Office of Senior Affairs plans and coordinates the delivery of senior services. Non-profit agencies are identified to deliver the services through contracts with the County. Community centers and family resource centers are provided in low to-moderate income areas through partnerships with non-profit agencies and the private sector.

The DeKalb Initiative for Children and Families plays a major role in ensuring that the needs of children are addressed in an efficient and quality manner. The primary focus has been in low to-moderate income areas, even though the goal is to assist in meeting the needs of all children in all neighborhoods of the County.

Actions planned to develop institutional structure

The County collaborates with many institutions, both directly and indirectly, to implement the Consolidated Plan and Annual Action Plan activities. This approach is designed to enhance coordination among services agencies, housing agencies, and other private and public sector agencies to address the County's most critical needs, including decent affordable housing, public infrastructure and community facilities, public and human services, and expanded economic opportunities for low to moderate-income people.

These collaborative efforts have been successful in the development of coherent and effective human service programs throughout the County. The efforts include, but are not limited to, developing strong institutional links with the following internal and external entities in jointly undertaking vitally needed community development activities:

- Over 20 non-profit public service provider agencies
- A consortium of non-profit community housing development agencies, community-based housing development organizations (CHDOs), and non-profit and for-profit affordable housing developers
- Chief Executive Officer and staff
- Board of Commissioners and staff
- County departments including Planning, Finance, Purchasing & Contracting, Facilities Management, Legal, Parks and Recreation, Public Safety, Human Development, and Public Works
- Department of Family and Children Services (DFACS)
- DeKalb Board of Health
- DeKalb Community Services Board

- DeKalb Community Development Advisory Council
- Decatur Housing Authority
- Housing Authority of DeKalb County
- Keep DeKalb Beautiful
- Georgia Department of Community affairs
- Municipalities in DeKalb County
- DeKalb County Development Authority

Each of these partners has served an integral role in the implementation of Consolidated Plan and Annual Action Plan strategies and programs. This collaborative approach aids the County in determining and addressing priority needs and helps to assess the strengths and gaps, while determining what measures are required to overcome these gaps in institutional structure. Moreover, collaboration with and input from partner agencies helps to make appropriate recommendations for HUD funding and to ensure a sound implementation strategy is in place. The County's partners help to determine specific problems, to meet regulatory compliance, and to certify consistency with the any housing-related activities receiving HUD funds. These efforts have resulted in the provision of many housing and non-housing improvements for the development of viable urban communities in DeKalb County.

Actions planned to enhance coordination between public and private housing and social service agencies

DeKalb County will continue its collaboration with housing organizations, social service agencies, mainstream providers, and other public and private entities to ensure that low to-moderate-income residents obtain affordable decent housing, suitable living environments, and expanded economic opportunities. To accomplish this mission, the Community Development Department serves as the CoC's Collaborative Applicant and convenes regular collaborative meetings, where organizations can discuss relevant issues and recommend policy changes.

The County collaborates with the Regional Commission on Homelessness and participates in national and regional efforts to mitigate homelessness. In addition, the County also works with the Atlanta Regional Commission's Regional Housing Task Force to review, analyze, and develop policies, procedures, and strategies to address barriers to affordable housing on a regional basis.

The Community Development Department staff frequently provides support to programs hosted by local churches and civic associations for home buyer education seminars, for down payment assistance programs, and for predatory lending and foreclosure issues. The Department works closely with other organizations to address senior citizen services and senior citizens service delivery issues.

The County is collaborating with the Board of Health, Housing Authority of DeKalb County, DeKalb County Code Enforcement, DeKalb Police, DeKalb County District Attorney's Office, Habitat for Humanity, and Georgia Sustainable Coalition Alliance to assist targeted neighborhoods in their

revitalization efforts. This collaboration should result in the reduction of blight, improvement in the housing stock, a reduction in the number of vacant houses, the elimination of environmental hazards in the community, and the implementation of sustainable activities in various areas of DeKalb County.

Discussion:

Not applicable.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County will not use forms of investment other than described in Section 92.205(b).

For any homebuyer assistance or for the rehabilitation of owner-occupied single-family housing, DeKalb County uses the Homeownership Value Limits, as provided by HUD.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture requirements are in place for HOME funds used for homebuyer activities for a maximum period of ten years from the purchase closing date. This affordability period exceeds the HOME required 5-year period of affordability for the \$5,000 to \$8,000 maximum assistance. Program policy allows the affordability to be reduced to 5 years if the homebuyer completes an approved post-purchase counseling program within 1 year of the closing date. Recapture requirements apply to any units assisted through County homebuyer programs. Recapture requirements will be enforced for CHDO first-time homebuyer activities during the affordability period that is associated with the amount of direct subsidy provided the homebuyer. The County does not use resale provisions in its housing programs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

To ensure enforcement of affordability requirements, DeKalb County will impose recapture provisions for units acquired with HOME funds. In the event that a homebuyer sells the property, either voluntary or involuntarily, during the period of affordability, the homebuyer shall repay all or a portion of the loan from net proceeds from the sale of the property. In the event that net proceeds are insufficient to repay the loan in full, the recapture shall be limited to the available net proceeds. Under no circumstance can the County recapture more than the available net proceeds from the homebuyer. The term net proceeds is defined as the sale price of the property minus the repayment of any superior loan and closing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. The County's policy is that HOME funds will not be used to refinance existing debt

for single-family or multifamily properties. Therefore, the County has not established refinancing policy guidelines for the use of HOME funds. Please see attachments for an overview of the County's acquisition and rehabilitation guidelines.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

A copy of DeKalb County's complete ESG written standards is attached to this Annual Action Plan. Standards for providing ESG assistance include:

- Participants must be below 30% of area median income, according to the current HUD income limits (for homelessness prevention) or homeless or at risk of becoming homeless (for rapid re-housing assistance).
- Participants must lack enough resources and support networks necessary to retain housing without ESG assistance.
- Participants must receive an initial consultation to determine eligibility and assess client needs. The appointment will include an assessment of eligibility, risk for homelessness or homelessness status, barriers, and potential service areas. Clients who are not victims of domestic violence or veterans are referred to the appropriate lead agency for full assessment. After assessment, the client is prioritized (according to need) and referred to the appropriate agency for assistance. A wait list is maintained for clients who cannot be served immediately and wait-listed clients are served according to priority.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

DeKalb County has developed 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 common 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. This approach means that homeless and at-risk of homelessness individuals and families are identified early, screened, and connected with the most appropriate intervention or best match possible that addresses their immediate needs. Households who are literally homeless receive the comprehensive assessment which determines their placement for prioritization in the queue for transitional housing, rapid re-housing, and permanent supportive housing. All DeKalb County service providers participating in the coordinated assessment system

must work collaboratively to meet the goal of successfully assisting those who are homeless and in need of safe, reliable housing.

The DeKalb County CoC uses a locally specific assessment approach and tools that reflect the characteristics and attributes of the CoC and CoC participants. The coordinated entry process is a phased approach to assessment which progressively collects only enough information to assess need, refer based on demographics and assistance requested, and prioritize people to available housing and support services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG Sub-Grantee awards are made through an application process that is open to the community and nonprofit agencies, including faith-based organizations. All applications receive a two-part compliance and qualitative review and are rated on a 100-point scale. Application review is based on an assessment of the application in six categories: (1) project design, (2) previous experience providing ESG program service activities, (3) collaboration, (4) organizational management and administrative capacity, and (5) consistency with HUD objectives and outcomes as outlined in the ESG Final Rule (24 CFR 91.220) and the 2019-2023 Consolidated Plan. The performance of current sub-grantees is also reviewed during the selection process. Review includes current contract performance, grant utilization, contract compliance, and HMIS data quality.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The DeKalb County Community Development Department's Citizen Participation Plan includes consultation with homeless or formerly homeless individuals in considering policies and funding decisions regarding any ESG-funded facilities, services or other assistance as specified in 24 CFR 576.405(a).

5. Describe performance standards for evaluating ESG.

ESG programs with different eligible activities will require different assessment standards:

Emergency Shelter program standards:

1. An overall bed utilization rate of 85%
2. The appropriate length of stay of the households served should be no longer than 60 days.

3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment. **Rapid Re-Housing program standards**

1. An increase in the percentage of discharged households that secured permanent housing at program exit by 2% each year.
2. An increase in the percentage of discharged households permanently housed 90 days after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment. **Homeless Prevention program standards**

1. An increase in the percentage of discharged households that maintained permanent housing at program exit by 3% each year
2. An increase in the percentage of discharged households permanently housed 90 days after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment. **Street Outreach program standards**

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

All data generated for the Program Performance Evaluation Report will be derived from the Homeless Management Information System (HMIS), the DeKalb County CoC Recipient’s Annual Performance Report (APR), or ESG reports obtained from the sub-recipient or the County’s ESG Program Manager. Either the DeKalb County CoC’s Grantee Peer Review Sub-Committee, the DeKalb County CoC’s Evaluation Sub-Committee, or the County’s ESG Program Manager will work with the HMIS Administrator to obtain the necessary data to generate the Program Performance Evaluation Report.

A majority of ESG CAPER measurements are from the performance and expenditure reports submitted monthly and data entered in the ESG SAGE report by agencies during the contract period. The County pulls the information from monthly and final reports for individuals and households served, outcomes, and race and ethnicity of program participants, and compiles financial resources used from these reports.

N/A

