

## Executive Summary

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

#### 1. Introduction

The 2022 Annual Action Plan represents the fourth year of the DeKalb County 2019-2023 Consolidated Plan. This plan identifies how DeKalb County will allocate the resources it expects to receive from HUD for the 2022 program year. The funds are allocated to address the priority community development and housing needs identified in the 2019-2023 Consolidated Plan. In addition, the plan will address how to meet the ongoing community development needs as a direct impact of the COVID-19 Pandemic.

In 2022, the Community Development Block Grant initiatives and funding will focus on completing capital improvement projects initiated in the Consolidated Plan that will enhance the safety and living environment of some of the County's most vulnerable residents including the seniors, youth, and homeless populations. CDBG funds will be utilized to complete the City of Lithonia Sidewalk Project. This sidewalk will enhance pedestrian access to shopping and other major city connectivity. CDBG funds will be used to assist the county in facility renovation to provide space needed for the police training facility. The facility will provide for the state-mandated testing for the Police Academy with a gym and indoor space required. In addition, CDBG funds will be used to provide enhancements to the DeKalb-Atlanta and South DeKalb Senior Centers to create a safer environment for the seniors that utilize the facilities.

The County will also continue repayment of a HUD Section 108 Loan Guarantee (\$14 million), which was used to design and construct 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.

The 2022 Plan housing initiatives include: Improving housing stability for seniors and disabled homeowners through its home system repair program; increasing homeownership opportunities for low-income households through assistance to Community Housing Development Organizations (CHDOs); expanding 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 2022, 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 35 owner-occupied home repairs.
- Work with one CHDO to build capacity and create at least 5 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 80 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.

### **Suitable Living Environment**

- CDBG funding will also be used to complete construction as follows: The Lithonia Sidewalk Project and the DeKalb Police Department Training Facility Renovation Project.
- Provide CDBG funds for repayment of the Section 108 Loan utilized to complete 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 presenting health and safety hazards.
- Improve sustainability for DeKalb citizens by funding 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 entrepreneurs who are in at least their second year of business and are 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 \$50,000 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 2021 CAPER, covering the County's performance during Year 3 (January 1, 2021 - December 31, 2021) 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 follows the process outlined in the County's Amended Plan for Citizen Participation and Consultation. The County amended the Citizen Participation Plan in the previous Annual Action 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 as outlined in the CARES ACT. Due to the Executive Order by the County Chief Executive Officer to keep all county public buildings closed due to the COVID-19 Pandemic all public meetings regarding the 2022 Annual Action Plan were held via Zoom web conference.

The following summarizes our citizen's participation in the development of the update to the 2019-2023 Consolidated Plan, including the 2022 Annual Action Plan:

A. On March 17, 2022, a Technical Assistance workshop and meeting were held via zoom to inform the public, non-profits, and County Stakeholders of the 2022 Annual Application submission process, dates, and submission deadlines.

B. On March 24, 2022, the Annual Action Plan Public Hearing on Community Needs was held via Zoom. The purpose of the meeting was to solicit community input on needs for the 2022 CDBG, ESG, and HOME Programs. In addition, we requested public input on the CDBG- CV Needs for DeKalb County.

C. On May 26, 2022, a Public Hearing on the proposed 2022 Annual Action Plan Budget was held. The proposed 2022 budget and Annual Action Plan outlining the County's priority undertakings were detailed for the citizens during our second public hearing which was held virtually via Zoom at 6:00 pm.

## 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.**

### **Action Plan meeting Comments from March 24, 2022**

**Karen Brown, Atlanta Legal Aid** - We help folks who are dealing with other kinds of disputes with their mortgage companies, and we especially help those have been targeted for various kinds of scams that target them, from stealing the title to the home or the equity out of the home. We continue to see a great need for this. The average home price has gone up more than 20% over the past year alone, and with that and that the median sales price for home is \$440,000 which is huge now. My low- and moderate-income homeowner clients of course aren't buying a home, but what happens is that when the values have gone up so much, they are targeted relentlessly by the scammer investor people who prey on them with phone calls texts door to door flyers letters etc., just trying to persuade them to sign whatever paperwork so that the Scammer can steal their home, so we've got a lot of clients in that situation. How it affects people who are already homeowners is their property taxes and homeowners' insurance go up because the values have gone up. There is a community need for legal representation for homeowners and homebuyers in these situations.

**Kimberly Kyle, Caring Works** - What Karen is talking about is also affecting the ability for homeless people right now. It all just goes like a chain one to the other. In one of the projects that were interested we bought, or we've taken over management and supportive services of a project called Candler Forest in DeKalb County and that's one of the things we've been working on. We also have some transitional housing in DeKalb County for women with families, custodial parents with families and veterans and 20 units of Permanent Supportive Housing.

**Tyese Lawyer, Our House** - The housing issues are huge and real right now we're working on some rapid rehousing projects with the DeKalb County and our team is really struggling to find affordable housing in the fair market rent levels affordable desirable housing for families with children. Our work is around building up strong families and with early childhood education. Some of these social determinants of health that we all know about is severely impacted by housing and so we're seeing lots more mental health issues lots more physical health issues in our families and even in our children.

**Brandon Jackson, Africa's Children's Fund**- We work with families on housing, rapid rehousing programs, and homelessness prevention programs in DeKalb County. I would like to just add, along with the mental and physical health issue that we're seeing we're also practicing some simple solutions like just economic

services. Showing the communities, whether you're in mortgage or your rental spaces there's just a dire need and change in view and how we use our economic resources.

**Kimberly Irvin-Lee** - Our programming is a 10-week growth accelerator, startup accelerator and an eight-week growth accelerator where they're taken through the steps of truly starting a business but also understanding the business plan. If you were to walk through a whole business plan it would teach it teaches them the different pieces and parts of the business plan and the different. The importance of each piece, and each component which also would include the financials some additional information they're learning about banking, banking relationships and try to make sure that they understand as business owners and helping them to grow.

**May 26, 2022 - Our House Incorporated:** Thank you DeKalb County team! I know there are a lot of moving parts and a lot of needs. I appreciate working with you all.

## **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 2022 Annual Action Plan process that are 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 provides oversight, management, and monitoring of agencies, that administer the projects, programs, and initiatives that are a part of the 2019-2023 Consolidated Plan and the 2022 Annual Action Plan. The Community Development Department is responsible for all required documentation, and 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 the 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 to administer many of the affordable housing, housing rehabilitation, public service, and capital improvement projects and programs.

### Consolidated Plan Public Contact Information

Allen Mitchell, Director, DeKalb County Community Development Department, 178 Sams Street, 3rd Floor, Decatur, GA 30030

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The DeKalb County Community Development Department serves as the lead agency that provides oversight, management, and monitoring of agencies, that administer the projects, programs, and initiatives that are a part of the 2019-2023 Consolidated Plan and the 2022 Annual Action Plan. The Community Development Department is responsible for all required documentation, and 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 the 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 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(I))**

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, the 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 are 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. (Chart on next page)**



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	DEKALB COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The DeKalb County Housing Authority was consulted in the development of the 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 using the CoC Coordinated Entry system to identify families that were good candidates for Public Housing and the Housing Authority committed to reserving one unit per month for the qualified homeless family.
2	<b>Agency/Group/Organization</b>	DEKALB BOARD OF HEALTH
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 sustain healthy communities.
3	<b>Agency/Group/Organization</b>	DeKalb County DFACS
	<b>Agency/Group/Organization Type</b>	Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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**

Not Applicable.

**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)**

N/A

## **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**

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. Due to the state of emergency declared by the DeKalb County CEO because of the COVID-19 Pandemic the County closed all public building for large gatherings and meetings. All public meeting along with the Community Development Public Hearing were held via zoom and advertised in the County legal organ, the County website, and email list serve.

The following summarizes our citizen's participation in the development of the update to the 2019-2023 Consolidated Plan, including the 2022 Annual Action Plan:

- A. On March 17, 2022, a public hearing was held via zoom. The purpose of the meeting was to provide information concerning the 2019-2023 Consolidated Plan: including the 2022 Annual Action Plan.
- B. On March 24, 2022, the proposed 2022 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 6:00 pm.
- C. On May 26, 2022, a public hearing was held via zoom. The purpose of the meeting was to provide a copy of the proposed budget for the 2022 Annual Action Plan and to get Citizen comments.
- D. On June 9, 2022, the HUD CDBG, ESG, and HOME Funding recommendations were published in the County's Legal Organ for a 30-day public comment period.

All public comments were recorded and taken into consideration. Citizen participation is an integral part of the planning process and allows the County to measure its impact on the community and determine if we must make any amendments to our goals and objectives. Any public comment that was best suited to be addressed by another department was forwarded to the appropriate County Departments.

### 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)
1	Public Meeting	<p>Minorities                      Non-English Speaking -                      Specify other language:                      Spanish</p> <p>Persons with disabilities                      non-targeted/broad                      community                      Residents of Public and                      Assisted Housing</p>	Approximately 20 citizens were in attendance.	<p>Karen Brown, Atlanta Legal Aid - We especially help those who have been targeted for various kinds of scams that target them, from stealing the title to the home or the equity out of the home. We continue to see a great need for this.</p> <p>Kimberly Kyle, Caring Works - In one of the projects that were interested we bought, or we've taken over management and supportive services of a project called Candler Forest in DeKalb County and that's one of the things we've been working on.</p> <p>Tyese Lawyer, Our House - The housing issues are huge and real right now we're working on some rapid rehousing projects with the DeKalb County and our team is really struggling to find affordable housing in the fair market rent levels affordable desirable housing for families with children Brandon Jackson, Africa's Children's Fund- I would like to just add, along with the mental and physical health issue that we're seeing we're also practicing some simple solutions like just economic services. Kimberly Irvin-Lee - Our programming is a 10-week growth accelerator, startup accelerator and an eight-week growth accelerator where they're taken through the steps of truly starting a business but also understanding the business plan.</p>	N/A	

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)
2	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  non-targeted/broad community  Residents of Public and Assisted Housing	There were approximately 12 people in attendance at the meeting.	Our House Incorporated: Thank you Dekalb County team! I know there are a lot of moving parts and a lot of needs. I appreciate working with you all.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

All 2022 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 2022 program year (as announced by HUD), and estimated program income.

#### 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	4,492,458	343,000	0	4,835,458	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	2,387,400	446,404	0	2,833,804	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	407,411	0	0	407,411	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**

DeKalb County will leverage funds used for the purpose of construction, and infrastructure improvement projects by the use of additional private, state, and local funds, where applicable.

**If appropriate, describe publicly 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 2022 Annual Action Plan. If CDBG funds are ever used to acquire private land for public purposes, the County will follow CDBG acquisition requirements and procedures to obtain a fair market value purchase.

**Discussion**

N/A

## 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	HOME: \$1,148,660	Rental units constructed: 80 Household Housing Unit
2	Decent Housing Goal #2 - Homeownership Repair	2019	2023	Affordable Housing	Countywide	Housing Repair Assistance for Homeownership	CDBG: \$440,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
3	Decent Housing Goal #3 - Housing for Homeownership	2019	2023	Affordable Housing	Countywide	Affordable Homeownership Housing Opportunities	HOME: \$1,000,000	Homeowner Housing Added: 5 Household Housing Unit
4	Decent Housing Goal #4 - Homelessness Prevention	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing Homeless Housing & Supportive Services	CDBG: \$53,000 ESG: \$291,054	Homeless Person Overnight Shelter: 165 Persons Assisted Homelessness Prevention: 45 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	SLE Goal #1 - Facilities	2019	2023	Non-Housing Community Development	Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Countywide	Public Infrastructure & Facility Improvements	CDBG: \$755,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
6	SLE Goal #2 - Infrastructure	2019	2023	Non-Housing Community Development	Urban County - Municipalities	Public Infrastructure & Facility Improvements	CDBG: \$204,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted
7	SLE Goal #3 - Senior/Youth/Other Public Services	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Public Services	CDBG: \$197,203	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
8	SLE Goal #4 - FH/Housing Counseling/Legal Services	2019	2023	Non-Housing Community Development	Countywide	Fair Housing, Housing Counseling & Legal Services	CDBG: \$95,259	Public service activities for Low/Moderate Income Housing Benefit: 125 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	SLE Goal #5 - Homeless Supportive Service/Case Mgt	2019	2023	Homeless	Countywide	Homelessness Prevention & Rapid Rehousing	CDBG: \$302,609 ESG: \$51,360	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Homelessness Prevention: 120 Persons Assisted
10	SLE Goal #6 - Demolition and Blight Clean-Up	2019	2023	Non-Housing Community Development	Countywide	Demolition & Blight Clean-Up	CDBG: \$60,000	Buildings Demolished: 60 Buildings
11	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: \$814,361	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
12	Economic Opportunity Goal #2 - Training	2019	2023	Non-Housing Community Development	Countywide	Job Training & Employment Assistance	CDBG: \$112,750	Businesses assisted: 20 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Program Administration	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Program Administration	CDBG: \$969,337 HOME: \$238,740 ESG: \$30,556	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Decent Housing Goal #1 - Rental Housing
	Goal Description	The goal includes leveraging the construction of 80 units of affordable housing.
2	Goal Name	Decent Housing Goal #2 - Homeownership Repair
	Goal Description	
3	Goal Name	Decent Housing Goal #3 - Housing for Homeownership
	Goal Description	
4	Goal Name	Decent Housing Goal #4 - Homelessness Prevention
	Goal Description	

5	<b>Goal Name</b>	SLE Goal #1 - Facilities
	<b>Goal Description</b>	
6	<b>Goal Name</b>	SLE Goal #2 - Infrastructure
	<b>Goal Description</b>	
7	<b>Goal Name</b>	SLE Goal #3 - Senior/Youth/Other Public Services
	<b>Goal Description</b>	
8	<b>Goal Name</b>	SLE Goal #4 - FH/Housing Counseling/Legal Services
	<b>Goal Description</b>	
9	<b>Goal Name</b>	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	<b>Goal Description</b>	
10	<b>Goal Name</b>	SLE Goal #6 - Demolition and Blight Clean-Up
	<b>Goal Description</b>	
11	<b>Goal Name</b>	SLE Goal #7 - Section 108 Loan Repayment
	<b>Goal Description</b>	
12	<b>Goal Name</b>	Economic Opportunity Goal #2 - Training
	<b>Goal Description</b>	
13	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects listed below represent the activities DeKalb County plans to undertake during the 2022 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 2022 projects has been determined based on the overall priority needs of county residents and community input received during the planning process.

#### Projects

#	Project Name
1	City of Lithonia Sidewalk Project
2	DeKalb County Police Athletic League Project
3	DeKalb Human Services - South DeKalb Senior Center
4	DeKalb Human Services - DeKalb Atlanta Senior Center
5	DeKalb Police Training Facility Renovation Project
6	HUD Section 108 Loan Repayment
7	Urban League- DeKalb Small Business Micro-Enterprise Training Program
8	Africa's Children's Fund, Inc.
9	Caring Works, Inc. - Candler Road
10	COC Coordinated Entry Case Management
11	DeKalb Volunteer Lawyers, Inc.
12	Furniture Bank of Metro Atlanta, Inc.
13	Jerusalem House, Inc.
14	Hosea Feed the Hungry, Inc.
15	Latin American Association, Inc.
16	Safe Haven Transitional, Inc.
17	Salvation Army, Atlanta Temple Corp.
18	Salvation Army, Red Shield
19	Society of St. Vincent de Paul
20	TBRA Case Management Services
21	Center for Pan Asian Communities
22	New American Pathways
23	Our House, Inc.
24	Scottdale Early Learning Center, Inc.
25	Youth Vouchers Set Aside



#	Project Name
26	Special Purpose Housing Repair Program (SPHRP)
27	Implementation Services for SPHRP
28	Demolition and Blight
29	Housing Implementation Services - Demolition
30	Community Development Program Administration
31	HOME Program Administration 10% Set-Aside
32	HOME Eligible Projects

**Table 7 - Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	City of Lithonia Sidewalk Project
	<b>Target Area</b>	Urban County - Municipalities
	<b>Goals Supported</b>	SLE Goal #2 - Infrastructure
	<b>Needs Addressed</b>	Public Infrastructure & Facility Improvements
	<b>Funding</b>	CDBG: \$204,000
	<b>Description</b>	CDBG funds will be used for the construction of Klondike Road upon the completion of the design and engineering. The sidewalk will be located on Klondike Rd. from the city limits to Main Street. It will enhance pedestrian access to shopping and other major connectivity. It will include new ADA ramps, relocation of power poles, restriping of crosswalks, and installation of the City sign on existing poles.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 low-mod-income persons will benefit from this project.
	<b>Location Description</b>	The sidewalk will be located on Klondike Rd. from Lithonia city limits to Main Street. It will include new ADA ramps, relocation of power poles, restriping of crosswalks, and installation of the City sign on existing poles.
<b>Planned Activities</b>	CDBG funds will be used for the construction of the Klondike Road sidewalk.	
<b>2</b>	<b>Project Name</b>	DeKalb County Police Athletic League Project
	<b>Target Area</b>	Candler/McAfee Area
	<b>Goals Supported</b>	SLE Goal #1 - Facilities
	<b>Needs Addressed</b>	Public Infrastructure & Facility Improvements
	<b>Funding</b>	CDBG: \$165,000
	<b>Description</b>	The Police Athletic League (PAL) is using CDBG funding to build a state-of-the-art outdoor playground. The playground will include a playscape, slide, monkey bars, and safety padding. It will also have a basketball court with six goals and bleachers.
	<b>Target Date</b>	8/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 low-to-moderate-income youth will benefit from this project.
	<b>Location Description</b>	The facility will be located at 1807 Candler Road, Decatur 30302.
	<b>Planned Activities</b>	PAL regularly coordinates programs for the area youth primarily through sports activities. They are creating a permanent facility that will be located at 1807 Candler Road, Decatur GA 30032 where youth can feel safe and connected with positive police role models. The playground will include a playscape, slide, monkey-bars, and safety padding. It will have a basketball court with six goals and bleachers.
<b>3</b>	<b>Project Name</b>	DeKalb Human Services - South DeKalb Senior Center
	<b>Target Area</b>	Candler/McAfee Area
	<b>Goals Supported</b>	SLE Goal #1 - Facilities
	<b>Needs Addressed</b>	Public Infrastructure & Facility Improvements
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	CDBG funding will be used to provide the installation of commercial window shades for the South DeKalb Senior Center for the multipurpose/dining hall.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 Seniors will benefit from this project.
	<b>Location Description</b>	The facility is located at 1931 Candler Road, Decatur.
<b>Planned Activities</b>	The installation of commercial window shades for the South DeKalb Senior Center. The installation of the shades will improve the quality of the programming at the senior center.	
<b>4</b>	<b>Project Name</b>	DeKalb Human Services - DeKalb Atlanta Senior Center
	<b>Target Area</b>	Memorial Drive (Clarkston and Stone Mountain)
	<b>Goals Supported</b>	SLE Goal #1 - Facilities
	<b>Needs Addressed</b>	Public Infrastructure & Facility Improvements
	<b>Funding</b>	CDBG: \$150,000

	<b>Description</b>	Funds will be used on rehabilitation projects to address urgent health and safety issues for approximately one hundred and twenty (120) seniors of whom 100% are LMI and are members of this senior center.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 120 seniors will benefit from this project.
	<b>Location Description</b>	The DeKalb Atlanta Senior Center is located at 25 Warren Street in Atlanta, Georgia.
	<b>Planned Activities</b>	CDBG Funds will be used on rehabilitation projects to address urgent health and safety issues for approximately one hundred and twenty (120) seniors of whom 100% are LMI and are members of this senior center.
5	<b>Project Name</b>	DeKalb Police Training Facility Renovation Project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #1 - Facilities
	<b>Needs Addressed</b>	Public Infrastructure & Facility Improvements
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	CDBG funding would be used to renovate an existing space for a permanent Police Training Facility (PAT) testing location.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	DKPD is currently renting space from the Browns Mill Recreation Center to conduct the weekly PAT for new police applicants. Funding will be used to rent out an existing space in the County.
	<b>Planned Activities</b>	CDBG funding would be used to renovate existing space for a permanent Police Training Facility (PAT) testing location.
	<b>Project Name</b>	HUD Section 108 Loan Repayment

6	<b>Target Area</b>	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide
	<b>Goals Supported</b>	SLE Goal #7 - Section 108 Loan Repayment
	<b>Needs Addressed</b>	Public Infrastructure & Facility Improvements
	<b>Funding</b>	CDBG: \$814,361
	<b>Description</b>	The remaining HUD Section 108 loan principal amount is approximately \$6.2 million with an amortization period of 10 years (2020-2030), at an estimated fixed interest rate of 2.54%. The annual loan repayment amount will be approximately \$814,361.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately, 1000 low to moderate-income seniors and families will benefit from this project.
	<b>Location Description</b>	The senior centers are located at 1931 Candler Road, Decatur, GA 30302; 3393 Malone Drive, Chamblee, GA, 30341; and 1346 McConnell Drive, Decatur, GA 30033.
	<b>Planned Activities</b>	Payment on the remaining HUD Section 108 loan principal of approximately \$6.2 million with an amortization period of 10 years (2020-2030), at an estimated fixed interest rate of 2.54%. The annual loan repayment amount will be approximately \$814,361.
7	<b>Project Name</b>	Urban League- DeKalb Small Business Micro-Enterprise Training Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Economic Opportunity Goal #2 - Training
	<b>Needs Addressed</b>	Job Training & Employment Assistance
	<b>Funding</b>	CDBG: \$112,750
	<b>Description</b>	The Urban League will 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.
	<b>Target Date</b>	8/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve approximately 150 persons.
	<b>Location Description</b>	This project is Countywide.
	<b>Planned Activities</b>	This program will provide services for small business micro-enterprise training and entrepreneur development.
<b>8</b>	<b>Project Name</b>	Africa's Children's Fund, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #4 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention & Rapid Rehousing
	<b>Funding</b>	CDBG: \$19,203
	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve approximately 4 low-mod-income families.
	<b>Location Description</b>	This project is Countywide.
	<b>Planned Activities</b>	To provide case management, housing and supportive services that enable those households to become self-sufficient and avoid incidents of homelessness.
<b>9</b>	<b>Project Name</b>	Caring Works, Inc. - Candler Road
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	This agency will provide case management to low-to-moderate income households that occupy the HOME-funded multi-family housing development. These families may be formerly homeless or have one or more family members of the household with a disability or substance abuse issues.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 50 low-moderate-income families.
	<b>Location Description</b>	The project is located at the Candler Forest Development, Decatur GA. 30302.
	<b>Planned Activities</b>	Caring Works will provide support services and case management for low- and moderate-income families that occupy HOME-funded multi-family housing developments.
<b>10</b>	<b>Project Name</b>	COC Coordinated Entry Case Management
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 families will benefit from this activity.
	<b>Location Description</b>	This activity is Countywide.
	<b>Planned Activities</b>	CDBG funds will be used to fund a part-time position to perform case management.
	<b>Project Name</b>	DeKalb Volunteer Lawyers, Inc.



11	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #4 - FH/Housing Counseling/Legal Services
	<b>Needs Addressed</b>	Fair Housing, Housing Counseling & Legal Services
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	DeKalb Volunteer Lawyers provide programs through which the low-income population may receive assistance with civil matters involving housing, consumer debt, divorce, bankruptcy, probate, and domestic violence issues.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 low-to-moderate-income families will be served.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	CDBG funds will be used to provide programs through which the low-income population may receive assistance with civil matters involving housing, consumer debt, divorce, bankruptcy, probate, and domestic violence issues.
12	<b>Project Name</b>	Furniture Bank of Metro Atlanta, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	The Furniture Bank plans to provide free household furniture to people in need within DeKalb County. The majority of the clients impacted will be moving out of homelessness, are living with HIV/AIDS, or fleeing domestic violence.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 persons will benefit from this project.
	<b>Location Description</b>	This project is available Countywide.
	<b>Planned Activities</b>	Approximately 50 persons will benefit from this project.

<b>13</b>	<b>Project Name</b>	Jerusalem House, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #4 - Homelessness Prevention
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$34,203
	<b>Description</b>	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; the Scattered Site program - which serves 32 individuals with HIV/AIDS and their family members.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Adult program - serves 25 adults with AIDS; the Family program - serves 12 mothers with HIV/AIDS and their children; the Scattered Site program - serves 32 individuals with HIV/AIDS and their family members.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Jerusalem House provides permanent housing for those living with AIDS at a time when few embraced homeless people, much less homeless persons with AIDS.
<b>14</b>	<b>Project Name</b>	Hosea Feed the Hungry, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	Hosea Helps Homeless Prevention Program increases residents' 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.
	<b>Target Date</b>	8/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist approximately 150 low-moderate-income persons.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Homeless Prevention Program increases residents' 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.
<b>15</b>	<b>Project Name</b>	Latin American Association, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #4 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention & Rapid Rehousing
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve approximately 300 persons.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	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.
<b>16</b>	<b>Project Name</b>	Safe Haven Transitional, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #4 - Homelessness Prevention
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve approximately 80 low to moderate-income women.
	<b>Location Description</b>	This project is available Countywide.
	<b>Planned Activities</b>	CDBG funds will be used for emergency housing and supportive services for victims of domestic violence.
<b>17</b>	<b>Project Name</b>	Salvation Army, Atlanta Temple Corp.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$23,203
	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve approximately 100 homeless individuals.
	<b>Location Description</b>	The program is available to persons Countywide.
	<b>Planned Activities</b>	CDBG funds will be used for homelessness access to shower facilities, hygiene materials, food, clothing, and information.
<b>18</b>	<b>Project Name</b>	Salvation Army, Red Shield
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #5 - Homeless Supportive Service/Case Mgt
	<b>Needs Addressed</b>	Homeless Housing & Supportive Services
	<b>Funding</b>	CDBG: \$46,000

	<b>Description</b>	CDBG funds will be used to provide intake services, and case management job readiness to persons experiencing homelessness in DeKalb County.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve approximately 200 persons.
	<b>Location Description</b>	This project is available Countywide.
	<b>Planned Activities</b>	CDBG funds will be used to provide intake services, and case management job readiness to persons experiencing homelessness in DeKalb County.
<b>19</b>	<b>Project Name</b>	Society of St. Vincent de Paul
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #4 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention & Rapid Rehousing
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CDBG funds will be used to provide food pantry access to help achieve food security and rental/utility assistance to low-income households to maintain housing in their current home.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 75 persons will benefit from this project.
	<b>Location Description</b>	The program is available Countywide.
	<b>Planned Activities</b>	CDBG funds will be used to provide food pantry access to help achieve food security and rental/utility assistance to low-income households to maintain housing in their current home.
<b>20</b>	<b>Project Name</b>	TBRA Case Management Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #4 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention & Rapid Rehousing
	<b>Funding</b>	CDBG: \$15,000

	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 low-moderate income persons and homeless people will benefit from this project.
	<b>Location Description</b>	This project is County wide.
	<b>Planned Activities</b>	CDBG funds will be used for Case Management for the HOME Tenant-Based Rental Assistance Program.
<b>21</b>	<b>Project Name</b>	Center for Pan Asian Communities
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #4 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention & Rapid Rehousing
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CDBG funds will be used for CPACS Housing Program. Staff will provide homebuyers, homeowners, homeless-at-risk, or renters with housing counseling and education services.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 persons will benefit from this activity.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Staff will provide homebuyers, homeowners, homeless-at-risk, or renters with housing counseling and education services.
<b>22</b>	<b>Project Name</b>	New American Pathways
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #4 - FH/Housing Counseling/Legal Services
	<b>Needs Addressed</b>	Fair Housing, Housing Counseling & Legal Services
	<b>Funding</b>	CDBG: \$22,000

	<b>Description</b>	The mission of New American Pathways, Inc. formerly known as Refugee Family Services 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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 refugee women will benefit from this project.
	<b>Location Description</b>	This project is available Countywide.
	<b>Planned Activities</b>	This agency provides intensive basic financial literacy training for refugee women.
<b>23</b>	<b>Project Name</b>	Our House, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #3 - Senior/Youth/Other Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$72,000
	<b>Description</b>	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. This agency also provides support services and referrals for services for the children and their families (homeless) as needed, which include, but are not limited to, employment services and permanent housing; clothing and transportation; arranging after-school care or day camp for school-age children; mental health counseling; and networking with other agencies to access all other available assistance.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150 persons will benefit from this program.
	<b>Location Description</b>	This program is available Countywide.

	<b>Planned Activities</b>	This agency also provides support services and referrals for services for the children and their families (homeless) as needed, which include, but are not limited to, employment services and permanent housing; clothing and transportation; arranging after-school care or day camp for school-age children; mental health counseling; and networking with other agencies to access all other available assistance.
24	<b>Project Name</b>	Scottsdale Early Learning Center, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #3 - Senior/Youth/Other Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$32,203
	<b>Description</b>	The agency provides affordable childhood education and childcare services for low to moderate-income families in Scottsdale and the surrounding Central DeKalb County area. Through their Family Resource Center, the agency assists families with parent education, targeted case management, and pregnant and parenting teen support groups.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 500 individuals.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Through their Family Resource Center, the agency assists families with parent education, targeted case management, and pregnant and parenting teen support groups.
25	<b>Project Name</b>	Youth Vouchers Set Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #3 - Senior/Youth/Other Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$78,000
	<b>Description</b>	Funds will provide the opportunity for children from low to moderate-income families to have meaningful summer experiences. These experiences shall be recreationally based, and offer educational activities which build self-esteem, promote health, and build capacity.



	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 youth will benefit from this program.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Funds will be provided for children from low to moderate-income families to have meaningful summer experiences.
26	<b>Project Name</b>	Special Purpose Housing Repair Program (SPHRP)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #2 - Homeownership Repair
	<b>Needs Addressed</b>	Housing Repair Assistance for Homeownership
	<b>Funding</b>	CDBG: \$440,000
	<b>Description</b>	CDBG funds will be used to provide repairs to income-eligible seniors or legally disabled adults 21 years and older who 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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 35 low to moderate-income persons will benefit from this program.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Funds will be used to assist eligible homeowners with home system repairs including replacement of electrical, plumbing, heating, and cooling systems and roofing up to \$12,000.
27	<b>Project Name</b>	Implementation Services for SPHRP
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #2 - Homeownership Repair
	<b>Needs Addressed</b>	Housing Repair Assistance for Homeownership
	<b>Funding</b>	CDBG: \$166,142
	<b>Description</b>	CDBG funding will be used to cover the implementation costs of the Housing Repair Program.

	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 80 income-eligible homeowners will benefit from this project.
	<b>Location Description</b>	This project is available Countywide.
	<b>Planned Activities</b>	CDBG funding will be used to cover the implementation costs of the Housing Repair Program.
<b>28</b>	<b>Project Name</b>	Demolition and Blight
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #6 - Demolition and Blight Clean-Up
	<b>Needs Addressed</b>	Demolition & Blight Clean-Up
	<b>Funding</b>	CDBG: \$600,000
	<b>Description</b>	Funds will be used for the demolition of eligible, single-family housing demolition and the blight remediation program.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 dilapidated homes/buildings will be demolished.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Funds will be used for the demolition of eligible, single-family housing demolition and the blight remediation program.
<b>29</b>	<b>Project Name</b>	Housing Implementation Services - Demolition
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE Goal #6 - Demolition and Blight Clean-Up
	<b>Needs Addressed</b>	Demolition & Blight Clean-Up
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Funding will be used for the implementation of the demolition and blight services program.
	<b>Target Date</b>	8/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 houses/buildings will be demolished.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	Funding will be used for the implementation of the demolition and blight services program.
30	<b>Project Name</b>	Community Development Program Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$969,337
	<b>Description</b>	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 for DeKalb County. If any of the set-aside funds are not used for the identified purposes, they will be used for general Community Development administration.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	This is available Countywide.
	<b>Planned Activities</b>	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 for DeKalb County.
31	<b>Project Name</b>	HOME Program Administration 10% Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #3 - Housing for Homeownership
	<b>Needs Addressed</b>	Affordable Homeownership Housing Opportunities
	<b>Funding</b>	CDBG: \$238,740

	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	This program is available countywide.
	<b>Planned Activities</b>	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.
<b>32</b>	<b>Project Name</b>	HOME Eligible Projects
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing Goal #1 - Rental Housing Decent Housing Goal #3 - Housing for Homeownership
	<b>Needs Addressed</b>	Develop & Preserve Affordable Rental Housing Affordable Homeownership Housing Opportunities
	<b>Funding</b>	HOME: \$2,148,660
	<b>Description</b>	HOME funding and program income will be used to aid projects such as loans to developers for the development of affordable housing; funding to organizations for tenant-based rental assistance (TBRA) for at-risk, homeless, and/or special populations; and funding to assist in the development of transitional housing for at-risk, homeless, and/or special populations. Organizations that may receive TBRA funding include but are not limited to local housing authorities.
	<b>Target Date</b>	8/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 85 low- and moderate-income households.
	<b>Location Description</b>	This program is available Countywide.

	<b>Planned Activities</b>	HOME funding and program income will be used to aid projects such as loans to developers for the development of affordable housing; funding to organizations for tenant-based rental assistance (TBRA) for at-risk, homeless, and/or special populations; and funding to assist in the development of transitional housing for at-risk, homeless, and/or special populations. Organizations that may receive TBRA funding include but are not limited to local housing authorities.
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## **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, a 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Buford Highway Area (Chamblee and Doraville)	2
Memorial Drive (Clarkston and Stone Mountain)	3
Candler/McAfee Area	5
Scottdale Area	5
Countywide	80
Urban County - Municipalities	4

**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 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**

N/A

## 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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	397
Non-Homeless	5
Special-Needs	35
Total	437

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	45
The Production of New Units	80
Rehab of Existing Units	40
Acquisition of Existing Units	5
Total	170

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

#### Discussion

The County will allocate funds to leverage the production of 80 new units of affordable housing through the HOME program. It is anticipated that CHDOs will acquire and rehabilitate 5 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 235 homeless persons or households using ESG funding. Additionally, the County will allocate funds towards ensuring homeless people are housed through Africa’s Children Fund, Jerusalem House, Haven Transitional, and Salvation Army Temple Corp.

## **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. In 2022, the Housing Authority will continue 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**

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. RSCD'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. RSCD 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, and 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**

Not Applicable.

## **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 2022.

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.
- Collaborate with police, mental health housing, and physical health providers to ensure that the unsheltered are provided services and the opportunity 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 serve 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 Managers, and Region 3 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.

### **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 397 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 an emergency shelter. Often families must separate 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, permanently 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 rehousing homeless households, preventing homelessness among the at-risk population, and diverting at-risk households away from the homelessness system where appropriate. When the 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, 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. Recent data shows the rise in the number of unsheltered individuals in need of transitional housing before they can successfully remain in permanent housing sours the County to investigate methods of increasing housing programs to serve this population.

**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 have 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 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 2022 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 16% were severely cost-burdened (spending more than 50% of their incomes on housing costs). Nearly 70% of the extremely low-income households were severely cost burdened. Taken together, one of three (35%) county residents faced a housing affordability challenge. The prevalence of housing affordability problems is highest among low-income households. Approximately, 8 out of 10 extremely low-income (30% AMI) and very low-income (50% AMI) households in DeKalb were cost burdened.

These challenges were due to a variety of factors, including:

- Median household incomes not keeping pace with rising housing costs.
- Housing is a high opportunity. locations (i.e. near job centers and other community amenities) were expensive;
- Housing in lower opportunity areas is less expensive. However, the cost of transportation to opportunity areas adds to the total expense
- The overall supply of houses, homeowners, and renters 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 overall decline in affordable housing in the affordable housing stock.

The COVID-19 pandemic has further affected households' ability to afford standard housing. Although reports indicate that unemployment rates have dropped since April, a large percentage of DeKalb County residents remain unemployed. 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, makes 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 the 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 to 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 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 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.
- Continued efforts to provide job training and employment readiness education, including initiatives focused on keeping kids in school.
- Use of Cares Act funding to increase short-term housing stability.
- Use of Cares Act funding to support housing search for extremely low-income households.

### **Actions planned to foster and maintain affordable housing**

To address these obstacles, the County plans to take the following actions in 2022:

- 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.
- Allocation of HOME funds to foster the development of affordable housing.
- Conversations with agencies, housing providers, and landlords to understand and prevent sharp increases in rent.

### **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 is required.

To address lead hazards in 2022, 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 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 the 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 the affected children.
- The Division of Environmental Health will continue to collect data based on the age of housing and the location of lead poisoning cases 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 the local government include expanded economic opportunities, jobs, community facilities, public services, and housing. The educational aspects are addressed by the Board of Education and through DeKalb County partnerships with higher education institutions, the CoC, and the County. Expanded economic opportunities and jobs are addressed with special programs sponsored by WorkSource DeKalb.

Additionally, the 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 Piedmont 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.

### **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
- Lithonia Housing Authority
- Georgia State University
- Emory University
- Atlanta University Center Schools
- Georgia Institute of Technology

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, meet regulatory compliance, and certify consistency with 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 obtains 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 homebuyer education seminars, down payment assistance programs, and 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, DeKalb Planning & Sustainability, Decide DeKalb 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
<b>Total Program Income:</b>	<b>0</b>

#### 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:**

In DeKalb County, all HOME-assisted homebuyer housing must have an initial purchase price that does not exceed 95 percent of the median purchase price for the area, be the principal residence of an owner whose family qualifies as low-income at the time of purchase and be subject to Recapture Provisions (as established at 92.254(a)(5)(i).

**A synopsis of requirements under the County's recapture provisions is shown below.**

- HOME funds invested in a HOME assisted unit as a direct subsidy to the homebuyer are subject to recapture.
- The direct subsidy amount may differ for each homebuyer and is a minimum of \$1,000.
- The homebuyer must be purchasing the unit as his principal residence and must reside in the unit for the period of affordability.
- The minimum length of affordability is based on the total direct subsidy to the homebuyer for the HOME assisted unit.
- If a homebuyer sells the property, either voluntarily or involuntarily, during the period of affordability, the homebuyer shall repay the amount of the direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. For example:  $(\text{number of years homebuyer occupied house}) \times \text{total direct subsidy} = \text{Recapture Amount}$ )

**Period of Affordability**

- If net proceeds are insufficient to repay the recapture amount 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 are defined as the sale price of the property minus the repayment of any superior loan and closing costs.
- The County requires written agreements with the homebuyer and recorded deed restrictions to enforce affordability and recapture requirements.
- All homebuyer activities (Down payment Assistance, CHDO, and other special projects) are subject to these requirements.

**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:**

To ensure enforcement of affordability requirements, DeKalb County will impose recapture provisions for units acquired with HOME funds. If a homebuyer sells the property, either voluntary or involuntarily, during the period of affordability, the homebuyer shall repay the amount of the

direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the housing measured against the required affordability period. Under no circumstance can the County recapture more than the available net proceeds from the homebuyer. The term net proceeds are defined as the sale price of the property minus the repayment of any superior loan and closing costs.

The term net proceeds are defined as the sale price of the property minus the repayment of any superior loan and closing costs. Written agreements with the homebuyer, as well as mortgage and lien documents ensure the affordability of units and enforce recapture provisions.

**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. If a homebuyer sells the property, either voluntarily or involuntarily, during the period of affordability, the homebuyer shall repay the amount of the direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the housing measured against the required affordability period. Under no circumstance can the County recapture more than the available net proceeds from the homebuyer. The term net proceeds are defined as the sale price of the property minus the repayment of any superior loan and closing costs.

The term net proceeds are defined as the sale price of the property minus the repayment of any superior loan and closing costs. Written agreements with the homebuyer, as well as mortgage and lien documents ensure the affordability of units and enforce recapture provisions.

**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 the 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)**

**DeKalb County's Standards for providing ESG assistance include:**

- Participants must be below 30% of the 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 homeless status, barriers, and potential service areas. Clients who are not victims of domestic violence or veterans are referred to the appropriate lead agency for a full assessment. After an 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 that 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 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. The 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.

# Attachments

**Citizen Participation Comments**

**2022 Annual Action Plan**

**Public Comments**

**Public Notice**

**ESG Desk Guide**

#### **Action Plan meeting Comments from March 24, 2022**

**Karen Brown, Atlanta Legal Aid** - I'm Karen Brown the director of the Home Defense Program of Atlanta legal aid and we provide legal services legal advice and representation to low- and moderate-income homeowners who are struggling with mortgages; are at risk of foreclosure; and who've been targeted for housing fraud related scams. Our clients are often seniors or people who are living on disability income or people who are been laid off or struggling with low wages, especially in a market where everything is extremely expensive.

All the costs have gone up in recent years and this is affected everybody, not just low- and moderate-income folks. We provide legal services representation and help those who are struggling with our mortgages we help people apply for loan modifications and deal with problems where they've been wrongfully denied services for post forbearance options the way they should under federal rules.

We help folks who are dealing with other kind of disputes with their mortgage companies, and we especially help those have been targeted for various kinds of scams that target them, from stealing the title to the home or the equity out of the home. We continue to see a great need for this. The average home price has gone up more than 20% over the past year alone, and with that and that the median sales price for home is \$440,000 which is huge now. My low- and moderate-income homeowner clients of course aren't buying a home, but what happens is that when the values have gone up so much, they are targeted relentlessly by the scammer investor people who prey on them with phone calls texts door to door flyers letters etc., just trying to persuade them to sign whatever paperwork so that the scammer can steal their home, so we've got a lot of clients in that situation. How it affects people who are already homeowners is their property taxes and homeowners' insurance go up because the values have gone up. There is a community need for legal representation for homeowners and homebuyers in these situations.

**Kimberly Kyle, Caring Works** - My name is Kimberly Kyle and I work with caring works. The work that Caring Works does is help people who don't have housing and who generally have behavioral health issues as well. Caring Works has 500 housing units supportive housing units, some of them transitional but mostly permanent supportive housing. And they also have integrated they became a licensed behavioral health services provider in 2015 so that they would have more mental health treatment options for the clients. What Karen is talking about is also affecting the ability for homeless people right now. It all just goes like a chain one to the other. In one of the projects that were interested we bought, or we've taken over management and supportive services of a project called Candler Forest in DeKalb County and that's one of the things we've been working on. We also have some transitional housing in DeKalb County for women with families, custodial parents with families and veterans and 20 units of Permanent Supportive Housing.

**Tyese Lawyer, Our House** - I am Tyese Lawyer with Our House a DeKalb County service provider and I just want to echo what has already been said. The housing issues are huge and real right now we're working on some rapid rehousing projects with the DeKalb County and our team is really struggling to find affordable housing in the fair market rent levels affordable desirable housing for families with children. Our work is around building up strong families and with early childhood education. Some of these social determinants of health that we all know about is severely impacted by housing and so we're seeing lots more mental health issues lots more physical health issues in our families and even in our children.

**Brandon Jackson, Africa's Children's Fund-** We work with families on housing, rapid rehousing programs, and homelessness prevention programs in DeKalb County. I would like to just add, along with the mental and physical health issue that we're seeing we're also practicing some simple solutions like just economic services. Showing the communities, whether you're in mortgage or your rental spaces there's just a dire need and change in view and how we use our economic resources. There's a lot of natural resources in Georgia, that we can take advantage of to better our livelihoods, along with agriculture that is the big thing that we're trying to start projects here in DeKalb County I think that would be very fortunate.

**Kimberly Irvin-Lee** - I'm in DeKalb County and we are working very hard trying to make sure that we are servicing the individuals in that area. So those that are interested in starting a business or growing their business, the goal is really to help them to increase business opportunities and provide them with a lot of training and information. So that they can not only grow their business, but also to identify funding opportunities for their business, so that they can enhance the offerings but also learn a little bit more in depth detail about the business itself. Our programming is a 10-week growth accelerator, startup accelerator and an eight-week growth accelerator where they're taken through the steps of truly starting a business but also understanding the business plan. If you were to walk through a whole business plan it would teach it teaches them the different pieces and parts of the business plan and the different. The importance of each piece, and each component which also would include the financials some additional information they're learning about banking, banking relationships and try to make sure that they understand as business owners and helping them to grow.

**May 26, 2022**

**Public Comments**

Our House Incorporated: Thank you Dekalb County team! I know there are a lot of moving parts and a lot of need. I appreciate working with you all.

**2022 Annual Action Plan  
Public Notices**





## **IMPORTANT ANNOUNCEMENT**

**DeKalb County 2019-2023 Consolidated Plan for HUD Programs to include the 2022 Annual Action Plan**

### **GRANT APPLICATION PROCESS FOR The United States Department of Housing and Urban Development (HUD) 2022 FUNDS**

On March 17<sup>th</sup> the DeKalb County Community Development Department will begin accepting applications from faith-based organizations, community organizations, municipalities, non-profit agencies and other entities interested in applying for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funds for the Year 2022. **All applications or requests are subject to future HUD funding for these programs.** CDBG and ESG applications and general information may be obtained **beginning March 17<sup>th</sup>** at the DeKalb County website; <https://www.dekalbcountyga.gov/community-development/sub-recipient-grant-application>. For more information, please join us at the meetings or email Braunwin Camp, Planning Manager, [bhcamp@dekalbcountyga.gov](mailto:bhcamp@dekalbcountyga.gov).

#### **Application/Information/Technical Assistance Workshop**

<b>Date/Time</b>	<b>Location</b>
<b>Thursday, March 17, 2022 1:00 PM – 2:30 PM</b>	Please click the link below to join the webinar: <a href="https://dekalbcountyga.zoom.us/j/83910408451">https://dekalbcountyga.zoom.us/j/83910408451</a> Or Telephone: USA 602 333 0032 USA 8882709936 (US Toll Free) Conference code: 722025

#### **Public Hearings**

**The DeKalb County Community Development Department is conducting two Public Hearings**

<b>Date/Time</b>	<b>Date/Time</b>
<b>March 24, 2022 6:00 PM</b>	<b>May 26, 2022 6:00pm</b>
<b>Hearing from the Community on Needs</b> The purpose of this public hearing is to solicit input from the public regarding community needs and priorities. We will discuss general information concerning the 2019-2023 Consolidated Plan including the 2022 Annual Action Plan, application submission process, and program updates.	<b>Proposed Budget/Annual Action Plan</b> We will present the proposed 2019-2023 Consolidated Plan including the 2022 Annual Action Plan, proposed budget and solicit public questions and/or comments.



<b>Location</b>
Please click the link below to join the webinar: <a href="https://dekalbcountyga.zoom.us/j/83910408451">https://dekalbcountyga.zoom.us/j/83910408451</a> Or Telephone: USA 602 333 0032 USA 8882709936 (US Toll Free) Conference code: 722025



## ANUNCIO IMPORTANTE

### Condado de DeKalb 2019-2023 Plan Consolidado para HUD Programas para Incluir en Plan de Acción Anual 2022

### PROCESO DE SOLICITUD DE SUBVENCIÓN PARA El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) 2022 FUNDS

El 17 de marzo de 2022, el Departamento de Desarrollo Humano y Comunitario del Condado de DeKalb comenzará a aceptar solicitudes de organizaciones religiosas, organizaciones comunitarias, municipios, agencias sin fines de lucro u otras entidades interesadas en aplicar para Community Development Block Grant (CDBG), Emergencia Soluto Grant (ESG), y los fondos de HOME para el año 2022. **Todas las solicitudes o peticiones serán objeto de financiamiento HUD en el futuro, para estos programas.** Las aplicaciones CDBG y ESG y la información general se pueden obtener a partir 17 de marzo en el sitio web del Condado de DeKalb, <https://www.dekalbcountyga.gov/community-development/sub-recipient-grant-application>. Para obtener más información, por favor, únase a nuestras reuniones o llame al, [bhcamp@dekalbcountyga.gov](mailto:bhcamp@dekalbcountyga.gov).

#### Aplicación/Información/Taller de Asistencia Técnica

**Fecha/Hora**  
17 de marzo, 2022  
1:00 PM – 2:30 PM

**Localidad**  
<https://dekalbcountyga.zoom.us/j/83910408451>  
Or Teléfono: 602-333-0032 US  
Marcar: USA 888-270-9936 US Sin  
Cargo Código de conferencia: 722025

#### Audiencias Públicas

El Departamento de Desarrollo Humano y Comunitario del Condado de DeKalb está llevando a cabo dos audiencias públicas.

**Fecha/Hora**  
24 de marzo, 2022  
6:00 PM

##### **Necesidades de la Comunidad**

El propósito de esta audiencia pública es obtener la opinión del público sobre las necesidades y prioridades de la comunidad. Vamos a discutir la información general sobre el Plan Consolidado 2019-2023 incluido el Plan de Acción Anual 2022, el proceso de presentación de solicitudes, y las actualizaciones del programa.



**Fecha/Hora**  
26 de mayo, 2022  
6:00PM

##### **Plan de acción / presupuesto propuesto**

Vamos a presentar el proyecto de Plan Consolidado 2019-2023 incluyendo la 2022 Annual Plan de acción, presupuesto y solicitaremos preguntas y comentarios del público.

##### **Localidad**

<https://dekalbcountyga.zoom.us/j/83910408451>  
Or Teléfono: 602-333-0032 US  
Marcar: USA 888-270-9936 US  
Sin Cargo Código de conferencia: 722025





**PUBLIC NOTICE**  
**HUD Submission for 2022 Funding – Annual Action Plan**  
**DRAFT**  
**Preliminary Budget and Plan**  
**Public Comments Invited**

**PROPOSED 2019-2023 CONSOLIDATED PLAN, INCLUDING THE YEAR 2022 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANTS PROGRAMS**

The DeKalb County Community Development Department is preparing its 2019-2023 Consolidated Plan, including the Year 2022 Annual Action Plan, for the Community Development Block Grant Program (CDBG), the Home Investment Partnership Act (HOME), and the Emergency Solutions Grants Program (ESGP).

Written public comments will be received from June 9, 2022, through July 8, 2022, and should be submitted to the DeKalb County Community Development Department via email: [lhcamp@dekalbouanccsu.gov](mailto:lhcamp@dekalbouanccsu.gov)

**Anticipated Year 2022 Grant Awards and Program Income:**

2022 Community Development Block Grant Allocation (CDBG)	\$ 4,492,458
Projected CDBG Program Income	\$ 343,000
2022 HOME Program Allocation	\$ 2,387,400
Projected HOME Program Income	\$ 446,404
2022 Emergency Solutions Grant Program Allocation (ESGP)	\$ 492,411
<b>TOTAL</b>	<b>\$ 8,016,673</b>

**PROGRAM POLICY for PROGRAM INCOME**

- Twenty percent of CDBG Program Income will be used for Planning and Administration. The remaining balance will be used for other eligible activities.
- CDBG regulations require program income to be used before Treasury funds are expended. Program income will be used for any approved eligible activity as outlined in the 2019-2023 Consolidated Plan.
- If more program income revenue is received than anticipated for any activity, the additional funds will be appropriated to activities indicated in this policy.
- The designated entity that the County contracts with to manage the Economic Development Revolving Loan Fund may retain the program income for approved small business loans in DeKalb or return the funds to the County. The County must approve the loan fund programs that utilize County funds and program income generated from repayment of loans that were made with County funds.
- HOME Program Income and Recapture amounts reflect availability as of the date of the development of this plan. Additional amounts received in 2022 will be reported in the 2023 Annual Action Plan and committed within 24 months of HUD allocation dates for 2022. This commitment will occur within two years of the HUD allocation date for 2022.
- Program income receipts may vary widely from amounts projected due to any number of unanticipated factors. Regardless of the amount received, the Consolidated Plan will not need to be amended unless the funds are used for activities not outlined in the 2019-2023 Consolidated Plan or other approved eligible activities.

**YEAR 2022 CDBG PROPOSED ACTIVITIES**

Below are preliminary recommendations. Please review the complete proposed recommendations to the 2019-2023 Consolidated Plan, which has been extended to include the Year 2022 Annual Action Plan for details about the activities.

- PUBLIC FACILITIES IMPROVEMENTS**
  - City of Lithonia Sidewalk - \$204,000
  - DeKalb Police Athletic League - \$100,000
  - South DeKalb Senior Center - \$30,000
  - DeKalb Atlanta Senior Center - \$150,000
  - DeKalb Police Training Facility - \$400,000
  - Activity Delivery Cost - \$75,000
- LOAN/BOND REPAYMENT**  
 HUD Section 108 Loan Repayment – Estimated annual repayment amount \$14,361
- ECONOMIC DEVELOPMENT**  
 Urban League - DeKalb Small Business Micro-Entrepreneur Training Program \$112,750

**4. PUBLIC SERVICES**

**COC/Homelessness/Assistance**

A. Africa's Children's Fund, Inc	\$19,203
B. Moses Feed the Hungry	\$11,000
C. Jerusalem House, Inc	\$34,203
D. Latin American Association, Inc.	\$15,000
E. DeKalb Volunteer Lawyers, Inc.	\$11,000
F. Safe Haven Transitional, Inc.	\$10,000
G. Salvation Army, Atlanta Temple	\$23,203
H. Salvation Army, Red Shield	\$43,000
I. Society of St. Vincent de Paul	\$15,000
J. TDRA Case Management Services	\$15,000
K. Candle Forest Case Management	\$50,000
L. COC Coordinator Entry Case Man.	\$55,000
M. Street Outreach	\$50,000

**Financial Literacy**

N. Center for Pan Asian Communities	\$14,332
O. New American Pathways, Inc.	\$22,332

**Fair Housing/Foreclosure Prevention**

F. Atlanta Legal Aid Society, Inc.	\$50,000
Q. Metro Fair Housing Services, Inc.	\$39,239

**Youth/Child Development**

U. Our House, Inc	\$72,000
R. Scottdale Early Learning	\$32,203
S. Literacy In Action	\$15,000
T. Youth Voucher Program	\$78,000

**5. HOUSING ACTIVITIES**

A. S P Housing Repair Program	\$400,000
B. Implementation Service S/HR	\$150,000
C. Demolition & Blight	\$600,000
D. Housing Demolition Services	\$75,000

**6. PLANNING & PROGRAM ADMINISTRATION**

**(20% CAP)**

Community Development Administration \$969,337

**YEAR 2022 PROPOSED HOME ACTIVITIES**

**HOME Investment Partnerships Program (\$2,387,400)**

- Up to 10% of the HOME Program Administration Set-aside (\$238,740) Funds to be used for direct administration and project implementation costs associated with the HOME.
- HOME Eligible Projects (\$2,148,660) - The proposed activities being considered are: Single-family owner-occupied rehab, Single-family homeownership new construction, Single-family rehab (Rental), Multi-family (Rental), Single-family Homeownership (Down payment Assistance) Acquisition (including assistance to homebuyers), Tenant-based Rental Assistance, and any other housing development activities considered eligible under

HOME Program regulations. Housing Initiative to leverage Neighborhood Stabilization Program Fund.

**YEAR 2022 ESG/P PROPOSED CATEGORIES OF FUNDING**  
**(\$47,414)**

- 7. Emergency Shelter / Street Outreach - 60% Cap (\$182,000)
- 8. IHMS (\$34,858)
- 9. Homeless Prevention (\$55,000)
- 10. Rapid Re-housing (\$65,000)
- 11. Street Outreach (\$40,000)
- 12. Administrative Costs - 7.5% Cap (\$30,556)

**NOTES SECTION**

**ADDITIONAL CDBG RECOMMENDATIONS**

- A. The following projects are aligned with the goals and objectives of the 2019-2023 Consolidated Plan. If funds are available, the **Juvenile Court ADA Project** will move forward in accordance with the County's priorities.
- B. Access to Capital for Entrepreneurs (ACE) has as a part of their contract, a loan servicing component that covers three (3) major portions: HOME, NSP and CDBG. This contract also includes underwriting for the applicants of the Community Development Small Business loan program.
- C. HUD Section 108 Loan Program - The Community Development Department will consider the use of the Section 108 Loan Program to finance the building of large-scale eligible Capital Improvement Projects and Economic Development Projects in the County and municipalities. The mechanism for repayment of these projects will be from the County General Fund and/or CDBG funds.
- D. CDBG funds will be used for any approved eligible activity as outlined in the 2019-2023 Consolidated Plan. Because CDBG regulations require program income to be used before Treasury funds are expended, flexibility is needed to comply with the regulations.
- E. The Community Development Director may approve the use of CDBG funds for eligible Capital Improvement Projects submitted by local municipalities and County Departments during the program year if they meet eligibility requirements.
- F. The DeKalb County Community Development Department is authorized to reallocate funding of prior year projects that are no longer feasible or needed. Reallocating previously funded projects will allow for other approved projects to utilize prior year or current year funds. Through the reallocation process, the Community Development Department can utilize CDBG funds immediately to ensure compliance with HUD guidelines and regulations.
- G. The remaining Section 108 Loan principal loan amount is \$5.3 Million with an amortization period of 10 years (2020-2030) at an estimated fixed interest rate of 2.54%. The annual loan repayment amount will be approximately \$814,361.
- H. If funds are available in an eligible category, they may be used to assist with providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless and meet other needs in DeKalb neighborhoods. The DeKalb County Community Development Department will collaborate with DeKalb County Continuum of Care representatives and other service providers to identify and prioritize service gaps.
- I. At the direction of the Community Development Department Director, CDBG funds may be used to fulfill any eligible match requirements that are associated with ESG and/or CoC funding.
- J. The Community Development Department Director is authorized to designate CDBG funds to an agency to administer case management services for the Tenant Based Rental Assistance Program.
- K. Program income receipts from the NSP Grant shall be converted to CDBG program income receipts and used for CDBG eligible activities upon the authorization of HUD and the Director.
- L. The Community Development Director may authorize the use of CDBG funds to conduct surveys and counts of homeless and at-risk individuals in the County to determine housing needs for these populations.

- M. The Community Development Director is authorized to accept additional HUD/COC grants for homelessness mitigation and to allocate eligible CDBG funds for grant matching requirements.
- N. The Community Development Director is authorized to accept additional HUD/COC grants for homelessness mitigation and to allocate eligible CDBG funds for grant matching requirements.
- O. The Community Development Director is authorized to sign off on and approve small business loans under the CDBG Small Business Loan Program.
- P. The Community Development Director is authorized to move funds from the CDBG, ESG and HOME administration line items to fund other projects within these grant programs.

**HOME INVESTMENT PARTNERSHIPS PROGRAM**

**ADDITIONAL RECOMMENDATIONS**

- A. The Community Development will use HOME funds to provide loans to assist in the development of affordable units in the following projects. During 2022, the Department will accept, underwrite, and approve additional loans for the development of affordable units in DeKalb County.
- B. The Community Development Department will assess the need for Tenant Based Rental Assistance (TBRA). If it is determined that TBRA is needed to assist households in attaining appropriate permanent housing.
- C. The County will commit available HOME program income and recaptured funds (\$260,000) for eligible projects. This commitment will occur within two years of the HUD allocation date for 2022 funds.
- D. The County works closely with the DeKalb Housing Authority in the administration of its CDBG, HOME, NSP1 and NSP3 Program activities related to the development and implementation of affordable housing assistance programs and projects. The Housing Authority acts as an agent and sub-receiver on several HOME activities. Many of these activities are undertaken through the County's ongoing contract with the Housing Authority and are developed and implemented in accordance with the program descriptions executed by the Housing Authority Executive Director and the Community Development Department Director. The County may work with the DeKalb Housing Authority or other approved entities. The following is a list of potential activities that may be undertaken by the County with HOME funds in the upcoming program year and details outlining how they may be administered.  
Unless otherwise approved, all multi-family projects will be implemented under the Housing Authority's contract with the County following a competitive application process and thorough review of the project for compliance with the County's underwriting guidelines as outlined in the HOME application package. This includes multi-family developments using CHDO funds. The Community Development Department Director is authorized to commit funding amounts and determine loan terms for these projects.  
\*Tenant-based Rental Assistance programs may be administered by the Housing Authority under its contract with the County or by other approved entities through separate agreements.  
\*When the County pursues additional affordable housing initiatives in the County will partner with the DeKalb Housing Authority and/or other entities on development activities.



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

**EMERGENCY SOLUTIONS GRANTS PROGRAM  
ADDITIONAL RECOMMENDATIONS**

- A. HUD requires a 7.5% cap on the funds for Administration, and a 60% cap on Emergency Shelter + Outreach. There is no cap on any other component.
- B. Representatives from the DeKalb County Continuum of Care (CoC) are assessing services to determine gaps and establish new DeKalb County priorities for serving the homeless population. The Community Development Department Director is authorized to make the required funding changes to fill service gaps, align ESG funding with newly formed priorities, and satisfy HUD's guidelines and regulations. Changes may include funding agencies that are not shown in the 2022 allocation but have been recommended by the DeKalb Continuum of Care.
- C. If for any reason and for any year Emergency Solutions Grants funds have been received and service providers cannot utilize the funds allocated, the fund will be considered for reprogramming to any of the approved ESGP service providers or providers who can fill a service gap in a manner that is identified by the Community Development Department Director.
- D. All approved ESGP funding will be contingent upon the agency following all DeKalb County statutory regulations.
- E. The Community Development Department Director will be authorized to act on behalf of the County to provide certifications for non-profit agencies that request funding from the Georgia Department of Community Affairs or other providers in the County of DeKalb.
- F. Any funds remaining from the previous year will be reprogrammed to agencies approved to receive FY 2022 ESGP funding.

**OTHER**

**Point-In-Time Count**

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

**Re-Entry Program**

The State provides short term financial assistance (\$400 per offender per month for three months) to help stabilize the re-entry process of newly released convicted felons and enhance their ability to remain crime free. Following an agency housing/services assessment process, the Community Development Department will recommend approval or disapproval for agencies wishing to provide housing for this program. The final determination will be made by the Chief Executive Officer.

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

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

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

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

**THE DRAFT 2022 ANNUAL ACTION PLAN AND THE CITIZEN PARTICIPATION PLAN MAY BE REVIEWED on the DeKalb County Community Development website:**

<https://www.dekalbcountyga.gov/community-development/public-notice>

**For Questions or comments please email:  
Byron Campbell, Grants and Admin. Manager  
bkcampbell@dekalbcountyga.gov**

## 2022 EMERGENCY SOLUTIONS GRANT DeKalb County Program Desk Guide

**DeKalb County Community Development Department (DCCCDD)**  
This program is funded by the  
**United States Department of Housing and Urban Development (HUD)**



**Michael Thurmond**  
Chief Executive Officer

### **BOARD OF COMMISSIONERS**

Robert Patrick, District 1; Jeff Rader, District 2;  
Larry Johnson, District 3; Steve Bradshaw, District 4; Mereda Davis Johnson, District 5;  
Ted Terry, District 6; Lorraine Cochran-Johnson, District 7

**DeKalb County Community Development Department**  
**Allen Mitchell, Director**

Melvia Richards, Housing Manager

Tommy Phillips, Community Development Coordinator

178 Sans Street, Suite 3500, Decatur, Georgia 30030  
Telephone: (404) 371-2727 / Facsimile: (404) 371-2742

[www.dekalbcountyga.gov](http://www.dekalbcountyga.gov)

## SECTION 1: PROGRAM OVERVIEW AND OBJECTIVES

This ESG Desk Guide is provided by the DeKalb County Community Development Department (DCCDD), for the purpose of informing ESG recipients on grant management and administration activities required by the ESG program.

Included in this guide are the procedures and process each grant recipient must follow in order to be in compliance with the federal, state and local ESG standards and regulations. DCCDD encourages each grant recipient to share this guide with their employees and members of the organization involved in administering or overseeing the ESG funded programs.

Both the Emergency Solution Grant (ESG) and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Continuum of Care Program Rules state that the Continuum's of Care must establish written rules for the administration of ESG and CoC assistance. All programs that receive ESG or CoC funding are required to abide by these written standards. ***The CoC strongly encourages programs that do not receive either of these sources of funds to accept and utilize these written standards.***

The majority of these standards are based on the ESG and/or HEARTH Rules, however additional standards have been established to assist the CoC in meeting DeKalb County funding program guidelines, support Coordinated Entry goals, enhance CoC performance outcomes, and to help the DeKalb County CoC reach the goal of ending homelessness in our County. This is a living document that will evolve with DeKalb County requirements.

These written standards have been developed in consultation with CoC and ESG recipients (and with service providers to allow for input on standards, performance measures and the process for full implementation of the standards throughout the CoC from the perspective of those organizations that are directly providing homeless housing and services.

These programs and services are carried out by community organizations that apply for, and are awarded, ESG funds on an annual basis. These funds are a formula grant appropriated by Congress to the United States Department of Housing and Urban Development with the intention to:

1. engage homeless individuals and families living on the street;
2. improve the number and quality of emergency shelters for homeless individuals and families;
3. help operate these shelters;
4. provide essential services to shelter residents,
5. rapidly re-house homeless individuals and families, and

6. **prevent families and individuals from becoming homeless. ESG funds are intended to be used as part of a crisis response system using a low barrier, housing-focused approach to ensure that homelessness is rare, brief, and non-recurring.**

### **Guiding Strategies**

The ESG program is further broken down into two primary functions:

- (1) **Emergency Response Activities, including emergency shelter operations and services as well as street outreach;**
- (2) **Housing Stability Activities including homelessness prevention and rapid re-housing.**

**ESG funds can also be used for Homeless Management Information System (HMIS) participation and administration/DV comparable database participation and administration.**

**On May 20, 2009, the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 was passed into law, which amended and reauthorized the McKinney-Vento Homeless Assistance Act. The Emergency Solutions Grant (ESG) program is one of the primary McKinney-Vento Act programs affected by the HEARTH Act. HUD released interim regulations for ESG in December 2011.**

- **The primary changes included:**
  - **A change of name to Emergency Solutions Grant (formerly Emergency Shelter Grant)**
  - **Greater focus on program performance**
  - **Expansion of the definition of homelessness and chronic homelessness**
  - **Increased emphasis on prevention/rapid re-housing**

**The CoC has established the following strategies for the use of ESG and CoC funds. Funds will be used to:**

- **Foster greater and rapid access to permanent housing, including implementing Housing First, client choice and barrier free options.**
- **Support stabilizing households in permanent housing once housed, utilizing harm reduction principals, linkage to mainstream resources, creative client engagement, and individualized case plans based on evidence based assessments (identifying needs, strengths, and barriers).**
- **Support Coordinated Entry, helping to develop a fair, rapid, coordinated, evidence based, and transparent homeless response system.**





- Leverage existing resources to achieve the match and case management requirements and to avoid duplication of services.
- Support federal, regional and local goals for priority populations, including but not limited to veterans, persons with disabilities, families and others.
- Allow for updates that respond to the changing needs, population and resources in the CoC.
- Comply with eligibility and verification requirements and locally established standards (HMIS, HUD, housing status, habitability standards, homeless definitions, etc.).
- Ensure that persons experiencing homelessness in the County will be provided with an easy and consistent process to access housing and services designed for persons experiencing homelessness.
- Gather data vital to homeless planning to assure effective use of scarce resources and quality of care.
- Assure compliance with Federal and state funding requirements and goals.

**ESG Program Contacts**

Below are the DeKalb County Community Development ESG contacts for funded agencies. Please direct all questions, concerns, updates, and submission of documents to the ESG Homeless Programs Coordinator, Tommy Phillips, Housing and Community Development Coordinator at [Tphillips@DeKalbCountyGA.gov](mailto:Tphillips@DeKalbCountyGA.gov)

DeKalb County Community Development Department  
Allen Mitchell, Director  
Melvia Richards, Housing Manager  
Tommy Phillips, Community Development Coordinator  
178 Sams Street, Suite 3500, Decatur, Georgia 30030  
Telephone: (404) 371-2727 / Facsimile: (404) 371-2742

## ESG and CoC Program Overview

The CoC and ESG Programs are targeted to persons who "without" these programs would become or remain homeless. The programs should provide the appropriate amount of assistance to effectively house and stabilize households, neither over nor under serving persons. Both CoC and ESG may serve singles, unaccompanied youth, and families.

1. **Emergency Solutions Grant (ESG)** is focused on housing and services for homeless and at-risk of homelessness. The program will provide temporary financial assistance, housing relocation, and stabilization services to individuals and families who are homeless, or would be homeless but for this assistance.
2. **Continuum of Care (CoC)** is focused on housing and services for literally homeless or persons fleeing abusive situations. The program will provide short-term (RRH) to permanent (PSH) housing and stabilization services to singles, families, and unaccompanied youth, who would remain homeless but for this assistance.

## COUNTY - WIDE POLICIES

### 1. Homeless Management of Information System (HMIS) Participation and Reporting

ESG and CoC recipients must assure compliance with all HUD record-keeping provisions, including use of the HMIS (with the exception of Victim Service Providers). HUD requires that ESG and CoC recipients and providers enter client-level data into an HMIS according to current HUD data standards found on the State of Georgia DCA website: <https://dca.ga.gov/safe-affordable-housing/homeless-special-needs-housing/homeless-management-information-system-hmis>

1. Programs are required to keep a record of all clients that are screened and classified as ineligible. Recordkeeping and reporting requirements state that for each individual and family determined ineligible to receive assistance, the record must include documentation of the reason for that determination.
2. Programs required to participate in HMIS shall enter into a HMIS agreement with the Georgia HMIS (GAHMIS) and adhere to other data collection, sharing or reporting agreements as required by HUD, the GHMIS administrator, DeKalb County funder or the DeKalb County CoC.
3. Violence Service Providers are prohibited from entering in HMIS, but must enter data into an equivalent data base and adhere to any other funder and DeKalb County CoC reporting requirements.

## 2. Funding Obligations

1. **Non-Duplication of funding:** Funding from multiple ESG or CoC sources may not be used to duplicate services to a project or person.
2. **Match and leverage:** Recipients are responsible for assuring the provision of required leverage and match resources. Funded organizations are required to report the sources of match and leverage annually. These resources are verified through annual review.
3. **Agency expenditures:** Agencies shall run Monthly/Quarterly expenditure reports to assure project spending is on target - not over spending, not leaving a gap in service OR underspending - leaving money on the table. DeKalb County CoC Monthly or Quarterly expenditure reports shall be submitted to the CoC within 15 days of the end of each month but not later than the end of each Calendar Quarter.

## COORDINATION OF SERVICES

Good coordination of services is essential to a client centric model, most effective use of resources, effective Coordinated Entry System (CES), and improved outcomes. Agencies receiving ESG and CoC funds must work collaboratively with household members and other providers to plan and link to resources that will help house and stabilize their consumers. ESG and CoC funds may be used in the coordination of services.

Component services include:

- a) Utilizing CES to access, screen, assess and link household applying for services to homeless prevention, emergency shelter, rapid-rehousing, and permanent supportive housing;
- b) Advocating on behalf of individuals/families in accessing all services they are eligible to receive.
- c) Units must be filled through Coordinated entry;
- d) Working with households to create a housing stability or independent living plan;
- e) Helping participant's access services by providing assistance and/or coordinating transportation to attend service appointments;
- f) Prioritizing enrollment in mainstream resources;
- g) Updating assessments and eligibility information into HMIS and/or CES (in Interim) to assure appropriate, timely and accurate linkage to housing and services;
- h) Children must be connected with school liaison for prompt enrollment per CoC policy;
- i) Monitoring and evaluating program participant progress;
- j) Following-up on CES Referrals and requests for information in a timely manner;

- k) Updating household intake, exit and status changes in HMIS; and
- l) Following up with households 6 month after exit to inquire on housing stability and need for further linkage to service (Excluding Emergency Shelter and Outreach Services).

### **1.1 ESG Program Description**

The Emergency Solutions Grants (ESG) Program was created when the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act was signed into law in 2009. The HEARTH Act amended and reauthorized the McKinney-Vento Homeless Assistance Act, and included major revisions to the existing Emergency Shelter Grant Program.

The new Emergency Solutions Grant Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The change in the program's name reflects the change in the program's focus from addressing the needs of homeless in emergency or transitional shelters to assisting people to regain stability in permanent housing.

All funded agencies are required to follow federal guidelines (i.e. *Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, aka "OMB Super Circular") and the DeKalb County Continuum of Care minimum written standards in the implementation of the ESG program. Additionally, all agencies are required to follow DeKalb County policies (i.e. procurement) and the DeKalb County Community Development Department – (CDD) *Contract Administration and Monitoring Protocol*. The County has written the following policies and procedures to facilitate the agencies in implementing ESG guidelines as set by the U.S. Department of Housing and Urban Development.

Agencies will provide assistance related to housing of persons at risk of becoming homeless and housing persons that are currently homeless, as well as provide housing relocation and stabilization services. Each sub-grantee will first be directed to read and follow ESG guidelines as set forth issued by the Department of Housing and Urban Development, and as may be amended from time to time. The procedures contained herein serve to simplify the implementation of the regulations and identify the activities selected for funding by the DeKalb County Community Development Department.

Terms used herein will have the following meanings:

**EMERGENCY SOLUTIONS GRANT – ACRONYMS**

AH	Affordable Housing
AHAR	Annual Homeless Assessment Report
AMI	Area (Annual) Median Income
APR	Annual Performance Report
CE	Coordinated Entry
CH	Chronic Homeless
CoC	Continuum of Care
DAAS	Division of Aging and Adult Services
DHHS	Department of Health and Human Services
DV	Domestic Violence
ES	Emergency Shelter
ESG	Emergency Solutions Grants
eSNAPS	Electronic data system for SNAP (see SNAP)
FMR	Fair Market Rent
HEARTH	Homeless Emergency and Rapid Transition to Housing
HIC	Housing Inventory Chart
HMIS	Homeless Management Information Systems
HP	Homeless Prevention
HSP	Homeless Service Provider
HUD	U.S. Dept. of Housing and Urban Development
LPA	Local Planning Area
PATH	Projects for Assistance in Transition from Homelessness
PIT	Point In Time
PSH	Permanent Supportive Housing
RHY	Runaway & Homeless Youth
RRH	Rapid Re-Housing
SH	Safe Haven
SHP	Supportive Housing Program (Includes TH, S+C, SPC and SRO)
SOAR	SSI/SSDI Outreach, Access, and Recovery Program
SRO	Single Room Occupancy
SSDI	Social Security Disability Income
SSO	Supportive Services Only
SSVF	Supportive Services for Veteran Families Program
SNAP	Special Needs Assistance Programs
TA	Technical Assistance
TANF	Temporary Assistance to Needy Families
TBRA	Tenant Based Rental Assistance
UDE	Universal Data Elements
USICH	U.S. Interagency Council on Homelessness
VASH	HUD-VA Supportive Housing Program
VAWA	Violence Against Women Act
VI-SPDAT	Vulnerability Index Service Prioritization Decision Assistance Tool
VSP	Victim Service Provider

- **CoC-** DeKalb County Continuum of Care (DeKalb County Community Development Department)
- **DCCDD -** DeKalb County Community Development Department -organization and direct grantee that administers the ESG funds.
- **ESG-** Emergency Solutions Grant program
- **HUD-** U.S. Department of Housing and Urban Development;
  - **URA** The **Uniform Act**, passed by Congress in 1970, is a federal law that establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.
- **Sub-recipient-** A unit of local government or non-profit organization that receives an ESG allocation from the DeKalb County Community Development Department (CDD)



## **1.2 Eligible Activities**

### **A. Rapid Re-Housing Component**

#### **1. Rapid Re-Housing-Rental Assistance**

Eligible rental assistance includes:

- short-term rental assistance (up to 3 months)
- medium-term rental assistance (more than 3 months and up to 24 months)
- one-time payment for up to 3 months of rent in arrears, to include late fees.

Eligible costs includes: rental application fees, security deposits, last month's rent, utility deposits, utility payments (with a limit of 3 months in utility payment arrears), moving costs (including storage costs up to 3 months).

Payments shall not exceed 24 months total during a 3-year period. The 24 months may include a one-time payment for up to 3 months of rent arrears on the tenant's portion of the rent. Rent amount must not exceed HUD's published Fair Market Rent and the HUD standard for rent reasonableness (24 CFR 982.507). There must be a rental assistance agreement between the landlord and agency and a written lease between tenant and landlord. Eligibility and income shall be reviewed no less frequently than annually. Participants in rapid rehousing are required to meet with case managers no less frequently than monthly.

#### **2. Rapid Re-Housing-Housing Relocation and Stabilization Services**

Eligible services include: housing search and placement, housing stability case management mediation, legal services, and credit repair. Eligible services under case management include: centralized coordinated assessments, initial evaluation, counseling, and coordinating services (for a complete list of eligible case management activities please reference 24 CFR 578.105(b)(2)).

### **B. Prevention Services Component**

#### **1. Homelessness Prevention - Rental Assistance**

Eligible rental assistance includes:

- short-term rental assistance (up to 3 months)
- medium-term rental assistance (more than 3 months and up to 24 months)
- one-time payment for up to 3 months of rent in arrears, to include late fees.

Eligible costs includes: rental application fees, security deposits, last month's rent, utility deposits, utility payments (with a limit of 3 months in utility payment arrears), moving costs (including storage costs up to 3 months). Sub-recipients must re-evaluate the program participant's eligibility and type and amounts of assistance the program participants needs no less than every three (3) months.

## 2. Homelessness Prevention - Housing Relocation and Stabilization Services

Eligible services include: housing search and placement, housing stability case management, mediation, legal services, and credit repair. Eligible services under case management include: centralized coordinated assessments, initial evaluation, counseling, and coordinating services (for a complete list of eligible case management activities please reference 24 CFR 576.105(b)(2)).

## C. Emergency Shelter Component

Eligible emergency shelter costs include: costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters as identified in 24 CFR 576.102. Shelter services shall be restricted to the following populations: 1) domestic violence victims (provided by a domestic violence victim service provider), 2) homeless youth, and 3) families with children.

## D. Street Outreach Component

Eligible street outreach costs include: costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility, as further identified in 24 CFR 576.101. For the purposes of this section, the term "unsheltered homeless people" means individuals and families who qualify as homeless under paragraphs (1)(i) of the "homeless" definition under 24 CFR 576.2.

### 1.3 Participant Eligibility

**Initial Evaluation & Re-evaluation:** Sub-recipients must conduct an initial evaluation to determine eligibility of each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs in accordance with the centralized or coordinated assessment requirements set forth under 24 CFR 576.400(d) and the written standards under 24 CFR 576.400(e). All sub-recipients must evaluate a participant's eligibility of the ESG program participant at least once every three months



for all households receiving homeless prevention assistance, and once annually for households receiving Rapid Re-housing assistance.

Documentation to verify the requirements of this section have been met includes completing a participant Intake form. Sub-recipients may use their own form; however, they must be up-to-date and representative of the services provided. All sub-recipients must keep verification of this requirement in each participant file.

The Homeless Definition final rule, published in the Federal Register on December 5, 2011, defines homeless in four (4) categories as follows (which must be documented in order to receive assistance):

**1. Category 1 Literally Homeless**

Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(1) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(2) An individual or family living in a supervised publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters,

transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(3) An individual exiting an institution where the individual or family has resided for 90 or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

**Recordkeeping Requirements:**

- Written observation by the outreach worker; or
- Written referral by another housing or service provider; or
- Certification by the individual or head of household seeking assistance stating that (s)he was living on the streets or in shelter
- For individuals exiting an institution- one of the forms of evidence above AND: discharge paperwork or written/oral referral, or written record of Intake worker's due diligence to obtain above evidence and certification by individual that they exited institution.

**2. Category 2 Imminent Risk of Homelessness**

Individual or family who will immediately lose their primary nighttime residence, provided that:

(1) Residence will be lost within 14 days of the date of application for homeless assistance;

(2) No subsequent residence has been identified; and

(3) The individual or family lacks the resources or support networks needed to obtain other permanent housing.

**Recordkeeping Requirements:**

- A court order resulting from an eviction action notifying the individual or family that they must leave; or
- For individual and families leaving a hotel or motel –evidence that they lack the financial resources to stay; or
- A documented and verified oral statement; and
- Certification that no subsequent residence has been identified; and
- Self certification or other written documentation that the individual lack the financial resources and support necessary to obtain permanent housing.

**3. Category 3 Homeless under other Federal Statutes**

Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- (1) Are defined as homeless under the other listed federal statutes located at 24 CFR part 576.1 "Definitions";
- (2) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during 60 days prior to the homeless assistance application;
- (3) Have experienced persistent instability as measured by two moves or more during the preceding 60 days; and
- (4) Can be expected to continue in such status for an extended period of time due to special needs or barriers.

**Recordkeeping Requirements:**

- Certification by the nonprofit or state or local government that the individual or head of household seeking assistance met the criteria of homelessness under another federal statute; and
- Certification of no PH in last 60 days; and
- Certification by the individual or head of household, and any available supporting documentation, that (s)he has moved to two or more times in the past 60 days; and
- Documentation of special needs or 2 or more barriers.

**4. Category 4 Fleeing/Attempting to Flee Domestic Violence**

Any individual or family who:

- (1) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- (2) Has no other residence; and
- (3) Lacks the resources or support networks to obtain other permanent housing.

#### Recordkeeping Requirements:

- An oral statement by the individual or head of household seeking assistance which states: they are fleeing; they have no subsequent residence and they lack resources. Statement must be documented by a self-certification or a certification by the intake worker.

Minimum standards for evaluating individual or family eligibility for assistance under ESG are:

1. **Street Outreach** – People are eligible for these services if they are 'unsheltered homeless,' based on category (1)(i) of the "homeless" definition found at 24 CFR 576.2 are eligible for the following activities, in compliance with federal ESG rules (24 CFR 576.101): engagement, case management, emergency health and mental health services, transportation.

2. **Emergency Shelter** – People are eligible for these services if they qualify as 'homeless,' based on categories (1, 2, or 4) of the "homeless" definition found at 24 CFR 576.2 Eligible activities, in compliance with federal ESG rules (24 CFR 576.102) In addition to the provision of decent, safe and sanitary emergency shelter accommodations are: case management; child care; education; employment and life skills services; legal services; health; mental health and substance abuse services; and transportation.

To receive assistance under Rapid Re-housing, participants(s) must be Homeless at the time of assistance under Category 1 or 4. In addition, the sub-recipient must confirm that the individual or family does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) above.

3. **Rapid Re-housing (RR)** – To be eligible for Rapid Re-Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance:

- Persons defined as Homeless under Category 1 (Literally Homeless) or Category 4 (Fleeing/Attempting to Flee Domestic Violence)
- Reassessment at 1 year: Income at or below 30 AMI and whether the person lacks sufficient resources and support networks necessary to retain the housing without assistance.

To receive assistance under Homeless Prevention, participants(s) must be at risk of becoming homeless and rental assistance is only necessary to prevent the individual or family from moving into an emergency shelter or other place not meant for human habitation. The individual or family must have insufficient resources immediately available to attain housing stability or other support networks in the community to prevent them from becoming homeless.

**4. Homelessness Prevention – To be eligible for Homeless Prevention Housing Relocation and Stabilization Services and Short-term and Medium-term Rental Assistance:**

- **Persons defined as Homeless under Categories 2 (Imminent Risk of Homelessness), Category 3 (Homeless Under Other Federal Statutes), or Category 4 (Fleeing/Attempting to Flee Domestic Violence); and**
- **Have an annual income below 30% of the Median Income for the Area.**
- **Demonstrate no support networks and no financial resources immediately available to prevent literal homelessness;**
- **Be a resident of DeKalb County for at least 30 days prior to requesting assistance.**
- **Reassessment required every 3 months continue to be eligible for homeless prevention. Income at or below 30 AMI and whether the person lacks sufficient resources and support networks necessary to retain housing without ESG assistance.**

**1.4 Income Determination**

Minimum standards for determination of an individual or family's annual income consist of calculating income in compliance with 24 CFR 5.609. Annual income is defined as: *Annual income means all amounts, monetary or not, which:*

- (1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or
- (2) Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
- (3) Which are not specifically excluded in paragraph (c) of 24 CFR 5.609.
- (4) Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has success.

Individuals and families assisted under ESG are required to have annual incomes at or below 30% of AMI at the annual reassessment. In verifying income, ESG providers are required to obtain third party verification whenever possible.

**1.5 Program Requirements**

1. *Coordination with other targeted homeless services-* Sub-recipients must coordinate and integrate, to the maximum extent practicable, ESG funded activities with other programs targeted to homeless people in the area covered by the CoC to provide a strategic, community-wide system to prevent and end homelessness for that area.
2. *System and Program Coordination with Mainstream Resources-* Sub-recipient must coordinate and integrate to the maximum extent practicable, ESG funded activities with mainstream housing, health, social services, employment,

education, and youth programs for which families and individuals at risk of homelessness and homeless individuals and families may be eligible. Sub-recipients will follow the Coordinated Entry process as stated in the DeKalb County CoC Written Standards and as set forth in the DeKalb County Coordinated Assessment System Policies and Procedures.

3. *Centralized or Coordinated Assessment Systems and Procedures*- Sub-recipients must keep documentation evidencing the use of, and written Intake procedures for, centralized or coordinated assessment system(s) developed by the DeKalb CoC in accordance with the requirements established by HUD. Sub-recipients will follow the Coordinated Entry process as stated in the DeKalb County CoC Written Standards and as set forth in the DeKalb County Coordinated Assessment System Policies and Procedures.
4. *Participation in HMIS*- All sub-recipients receiving ESG funds must comply with the HMIS reporting requirements and will be required to participate in the local HMIS except as prohibited by law. If the sub-recipient is a victim service provider or a legal service provider, it may use a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.
5. *Rent Reasonableness*- All sub-recipients must ensure that ESG funds used for rental assistance for the Rapid Re-housing and Homeless Prevention components do not exceed the actual rental cost which must be in compliance with HUD's standard of "rent reasonableness". Rent reasonableness means that the total rent charge, including utilities, for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units.
6. *Fair Market Rents (FMR)*- Sub-recipients must ensure that ESG funds used for rental assistance for the Rapid Re-housing and Homeless Prevention components do not exceed the FMR as established by HUD. The FMR for individual counties can be found in HUD's website at [www.huduser.org/portal/datasets/fmr.html](http://www.huduser.org/portal/datasets/fmr.html).
7. *Habitability Standards*- Sub-recipients cannot use ESG funds to help a program participant remain in or move into housing that does not meet the minimum habitability standards under 578.40 (c). This restriction applies to all activities under the homeless prevention and Rapid Re-Housing components. Sub-recipients must certify that the unit has passed habitability standards BEFORE the lease has been signed and the tenant moves in.

8. **Lead Based Paint Requirements-** Sub-recipients are required to conduct a Lead Based Paint Inspection on all units receiving assistance under the Rapid Re-Housing and Homeless Prevention components if the unit is built before 1978 in which a child under age of six or a pregnant woman resides or will reside.
9. **Confidentiality-** Sub-recipients must develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided with ESG assistance. **Termination of Housing Assistance-** Sub-recipients may terminate assistance to a program participant who violates program requirements. Sub-recipients may also resume assistance to a program participant whose assistance was previously terminated. In terminating assistance to a program participant, sub-recipients must provide a formal process that recognizes the rights of individuals receiving assistance to due process of law. This process, at a minimum, must consist of:
- Recognize individuals rights;
  - Allow termination in only the most severe case;
  - Provide a written notice to the program participant, with clear statement of reasons for termination
  - A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person who made or approved the termination decision; and
  - Prompt written notice of the final decision to the program participant.
- Recordkeeping-**Sub-recipients must keep records and make any reports (including those pertaining to race, ethnicity, gender, and disability status data) that HUD may require with the timeframe specified.
10. **Monitoring-**CDD is responsible for monitoring all ESG activities, including activities that are carried out by sub-recipients, to ensure that the program requirements established by HUD, CDD and CoG are met. CDD will monitor in accordance with policy and procedures of the CDD Contract Administration and Monitoring Protocol and ESG rules and regulations.

#### 1.6 Rental Assistance Duration:

Minimum standards for determining how long a particular program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time are:

- Participants shall receive approval for the minimum amount of financial assistance necessary to prevent homelessness. Documentation of financial need shall be kept in the participant's file for each quarterly assessment. Participants shall not be approved for more rental assistance than can be justified given their income and expenses at a given time.
- Approval for rental assistance shall be granted for renewable periods not to exceed three months. Sub-recipients must re-assess the continuing need for

rental assistance before approving an additional increment. In no event will assistance under rapid rehousing exceed 24 months in any 36 month period.

3. Any additional requirements regarding how long a program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time shall be determined by the individual Sub-recipients' policies and clearly communicated to program participants.

### 1.7 Limitations on Financial Assistance

Financial assistance provided to participants under ESG funded prevention and rapid rehousing services may not exceed the limitations set forth below:

- a) Use with other subsidies – Payment for Financial Assistance costs shall not be provided to a participant who is receiving the same type of financial assistance through other public sources or to a participant who has been provided with replacement housing payments under the URA, during the period of time covered by the URA payments.
- b) Rental application fees – Payment shall only be made for fees charged by the owner to all applicants.
- c) Security deposits – Payment shall not exceed two (2) month's rent.
- d) Last month's rent – Payment shall not exceed one (1) month's rent and shall be included in calculating the participant's total rental assistance.
- e) Utility deposits– Payment shall only be made for gas, electric, water and sewage deposits.
- f) Utility payments: Payment shall not exceed 24 months per participant, including no more than 6 months of utility payments in arrears, per service.
  - A partial payment counts as 1 month.
  - Payment shall only be made if the utility account is in the name of the participant or a member of the same household.
  - Payment shall only be made for gas, electric, water and sewage costs.
  - Participants shall not receive more than 24 months of utility assistance within any 3-year period.
- g) Moving costs – reasonable one-time moving expenses are eligible.
- h) Rental Assistance:
  - Payment shall not exceed 24 months total during a 3-year period in tenant-based or project-based (ESG only) housing.
  - Payment for short-term rental assistance shall not exceed 3 months.
  - Payment for medium-term rental assistance shall be for more than 3 months, but shall not exceed 24 months.
  - Payment for rent arrears shall not exceed 6 months and shall be a one-time payment, including any late fees
  - Except for a one-time payment of rental arrears on the participant's portion [ESG only], payment shall not be provided to a participant who is receiving tenant-based rental assistance or living in a unit receiving project-based assistance or to a participant who has been provided with replacement housing



payments under the URA, during the period of time covered by the URA payments.

- Payment shall comply with HUD's standard of rent reasonableness (24 CFR 982.507).
- Calculation of the rental payment amount shall only include monthly rent for the unit, any occupancy fees under the lease (except for pet and late fees) and if the participant pays separately for utilities, the monthly utility allowance established by the public housing authority for the area in which the housing is located.
- Payments of any late payment penalties incurred by the agency shall not be claimed for reimbursement.
- The rental assistance agreement with the unit owner shall be terminated without further payment if: 1) the participant moves out of the unit, 2) the lease terminates and is not renewed, 3) or the participant becomes ineligible to receive ESG rental assistance.

### 1.8 Performance Standards

CDD must ensure that programs and activities funded through the ESG program meet certain Performance Standards as set by the local CoC. 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

### 1.9 Matching Funds

Each sub-recipient must match its ESG funding amounts with an equal amount of funds received from sources other than this program. Matching funds must be obtained from any source, including any Federal source other than the ESG program, as well as State, local and private sources. The County will be sole deciding factor on determining if matching funds are acceptable.

### 1.10 Conflicts of Interest

1. *Organizational Conflicts*-The provision of any type or amount of ESG assistance may not be conditioned on an individual's or family's acceptance or occupancy of emergency shelter or housing owned by the recipient, the sub-recipient, or a parent or subsidiary of the sub-recipient. No sub-recipient may, with respect to individuals or families occupying housing owned by the sub-recipient, or any parent or subsidiary of the sub-recipient, carry out the initial evaluation required under § 578.401 or administer homelessness prevention assistance under § 576.103. Sub-recipients must also maintain written standards of conduct covering organizational conflicts of interest required under 2 CFR 200.318.



2. *Individual conflicts of interest.* For the procurement of goods and services, sub-recipients must comply with codes of conduct and conflict of interest requirements under 24 CFR 84.42. For all other transactions and activities, the following restrictions apply:

a. *Conflicts prohibited.* No person described in paragraph (b)(2) of this section who exercises or has exercised any functions or responsibilities with respect to activities assisted under the ESG program, or who is in a position to participate in a decision-making process or gain inside information with regard to activities assisted under the program, may obtain a financial interest or benefit from an assisted activity; have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity; or have a financial interest in the proceeds derived from an assisted activity, either for him or herself or for those with whom he or she has family or business ties, during his or her tenure or during the one-year period following his or her tenure.

b. *Persons covered.* The conflict-of-Interest provisions of this section apply to any person who is an employee, agent, consultant, officer, or elected or appointed official of the recipient or its sub-recipients.

#### 1.11 Record Retention

Documentation of participant eligibility and assistance provided must be retained for five (5) years after the expenditure of all funds from the grant award under which the program participant served.



# Recapture Provisions

All HOME-assisted homebuyer units must have an initial purchase price that does not exceed 95 percent of the median purchase price for the area, be the principal residence of an owner whose family qualifies as low-income at the time of purchase, be associated with a direct subsidy to the homebuyer, and be subject to **Recapture Provisions**. See 92.254(a)(5)(ii) for details of HUD’s recapture requirements.

DeKalb County uses Recapture as a mechanism for controlling the resale of a HOME-assisted Homebuyer property during the affordability period. Shown below are the DeKalb County Recapture Provisions.

- I. **All homebuyer activities (down payment assistance, CHDO homebuyer, other special projects) are subject to these requirements.**
- II. **HOME funds invested in a HOME assisted unit as a direct subsidy to the homebuyer are subject to recapture.**
  - A. *A direct subsidy consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise directly subsidizes the purchase (e.g., downpayment, closing cost assistance, subordinate financing).*
  - B. *The direct subsidy amount may differ for each homebuyer and is a minimum of \$1,000.*
- III. **The homebuyer must be purchasing the unit for use as his principal residence and must reside in the unit for the period of affordability.**
  - A. *The minimum length of affordability is based on the total direct subsidy to the homebuyer for the HOME assisted unit.*
  - B. *Minimum periods of affordability associated with direct subsidy are shown below.*

Total Direct Subsidy	Minimum Affordability
Under \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years

- C. *If a homebuyer sells the property, either voluntarily or involuntarily, during the period of affordability, the homebuyer shall repay (from net proceeds from the sale of the property) the amount of the direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the property, measured against the required period of affordability.***

*For example: (number of years homebuyer occupied house/period of affordability) X total direct subsidy = Recapture Amount)*

1. “Net Proceeds” is defined as the sales price minus superior non-HOME loan repayments and any closing costs.
2. If net proceeds are insufficient to repay the “recapture amount” 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.

**IV. Affordability and recapture requirements must be enforced through written agreements (Notes, Mortgages) with the homebuyer, along with recorded deed restrictions and liens.**

**Grantee SF-424's and Certification(s)**

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**SF424, SF 424D, and NON-STATE CERTIFICATION  
FORMS**



**Chief Executive Officer**  
Michael L. Thurmond

May 19, 2017

**Board of Commissioners**

District 1  
Nancy Lester

District 2  
Jeff Radtke

District 3  
Larry Johnson

District 4  
Steve Escobedo

District 5  
Merida Davis Johnson

District 6  
Kathie Gantner

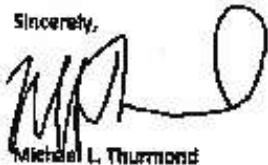
District 7  
Gregory Adams

**RE: DELEGATION OF AUTHORITY – GRANTS**

To Whom It May Concern:

Pursuant to Section 14(b) of the Organizational Act of DeKalb County, this letter is prepared to formally confirm that I have delegated authority to Zachary L. Williams, Chief Operating Officer/ Executive Assistant for DeKalb County. In particular, Mr. Williams is authorized to execute grant paperwork in behalf of DeKalb County on my behalf.

Sincerely,



Michael L. Thurmond

Attachment: Organizational Act of DeKalb County (refer to Section 14(b) please)

cc: G.V. Brantley, County Attorney  
Zachary L. Williams, COO/Executive Assistant  
La'Keitha D. Carlos, Chief of Staff to the CEO  
Dianne McNabb, Interim CFO  
Barbara Sanders, Clerk to the CEO and BOC

Minuel J. Malool Center | 1300 Commerce Drive | 6<sup>th</sup> Floor | Decatur, GA 30030 | P: 404.371.2881 | F: 404.371.4751  
[www.dekalbcountyga.gov](http://www.dekalbcountyga.gov)

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**SF424D**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**


**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. Those include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§801 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11888; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973 as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§489a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Community Development Director
APPLICANT ORGANIZATION Dickens County Government	DATE SUBMITTED 19 July 2022

SF-240 (Rev. 7-97) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate item by: <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="061420535"/>	
6a. Federal Entity Identifier: <input type="text" value="CAC29089"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
5. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>II. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="DeKalb County, Georgia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="50-8000814"/>	* c. Organizational DUNS: <input type="text" value="0514205350000"/>	
<b>d. Address:</b>		
* Street: <input type="text" value="178 Sans Street Suite A3500"/>	<input type="text"/>	
* Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text" value="Decatur"/>	<input type="text"/>	
* County/Parish: <input type="text"/>	<input type="text"/>	
* State: <input type="text" value="GA: Georgia"/>	<input type="text"/>	
* Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text"/>	
* Zip/Postal Code: <input type="text" value="30030 2628"/>	<input type="text"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Community Development"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Allen"/>	<input type="text"/>
Middle Name: <input type="text" value="S."/>	<input type="text"/>	
* Last Name: <input type="text" value="Mitchell"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Director"/>	<input type="text"/>	
Organizational Affiliation: <input type="text" value="DeKalb County Community Development Department"/>		
* Telephone Number: <input type="text" value="(404) 869 9921"/>	Fax Number: <input type="text" value="(404) 371 2742"/>	
* Email: <input type="text" value="amitchel1@dekalbcountyga.gov"/>		

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**SF424: CDGB**

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1. Select Applicant Type:</b> <input type="text" value="5: County Government"/>	
<b>Type of Applicant 2. Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3. Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="H.S. Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14.210"/>	
<b>CFDA Title:</b> <input type="text" value="Community Development Block Grant 14.218"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value=""/>	
<b>Title:</b> <input type="text" value="HHS Fiscal Year 2022 Notice of Funding Availability for Discriminatory Programs (General Section)"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/>	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Use Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="The 2019-2023 Consolidated Plan, including the 2022 Annual Action Plan. CDBG projects to be implemented by the DeKalb County Community Development Department. 2022 CDBG allocation: \$4,402,458."/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="Use Attachments"/>	

**Application for Federal Assistance 5F-424**

16. Congressional Districts Of:

\* a. Applicant:  \* b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\* a. Start Date:  \* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="4,424,458.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="345,000.00"/>
* g. TOTAL	<input type="text" value="4,035,458.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12872 Process?

a. This application was made available to the State under the Executive Order 12872 Process for review on

b. Program is subject to E.O. 12872 but has not been selected by the State for review.

c. Program is not covered by E.O. 12872.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes  No

If "Yes," provide explanation and attach:

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:

Middle Name:


\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

---

## **SF424: HOME**



Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="061420615"/>	
5a. Federal Entity Identifier: <input type="text" value="GA139089"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="DeKalb County, Georgia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="58-6000813"/>	* c. Organizational OUNS: <input type="text" value="0614205320068"/>	
d. Address:		
* Street 1: <input type="text" value="178 Sans Street Suite A2500"/>	Street 2: <input type="text"/>	
* City: <input type="text" value="Decatur"/>	Country/Parish: <input type="text"/>	
* State: <input type="text" value="GA: Georgia"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="30030-2626"/>	
e. Organizational Unit(s):		
Department Name: <input type="text" value="Community Development"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Allen"/>	
Middle Name: <input type="text" value="B."/>	* Last Name: <input type="text" value="McCulloch"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Director"/>	
Organizational Affiliation: <input type="text" value="DeKalb County Community Development Department"/>		
* Telephone Number: <input type="text" value="(404) 969-2321"/>	Fax Number: <input type="text" value="(404) 371-2742"/>	
* Email: <input type="text" value="amc11@dekalbcountyga.gov"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>R: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14.239</p> <p>CFDA Title:</p> <p>Home Investment Partnership Program 14.239</p>	
<p>* 12. Funding Opportunity Number:</p> <p>* Title:</p> <p>2022 Fiscal Year 2022 Notice of Funding Availability for Black Belt Legacy Programs (General Section)</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>Add Attachment</p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>The 2015-2023 Consolidated Plan, including the 2022 Annual Action Plan. HOME projects to be implemented by the DeKalb County Community Development Department. 2022 HOME allocation: \$2,197,400</p>	
<p>Attach supporting documents as specified in agency instructions:</p> <p>Add Attachments</p>	



**Application for Federal Assistance SF-424**

16. Congressional Districts Of:

\* a. Applicant:  \* b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\* a. Start Date:  \* c. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,107,400.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="446,404.00"/>
* g. TOTAL	<input type="text" value="2,814,804.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes  No

If "Yes" provide explanation and attach:

21. "By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are TRUE, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an external site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:

Middle Name:


\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

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**SF424: ESG**

Application for Federal Assistance SF-424		
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application	*2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate line(s) <input type="text"/> * Other (Specify) <input type="text"/>
*3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="061420535"/>	
5a. Federal Entry Identifier: <input type="text" value="GA139099"/>	5b. Federal Award Identifier: <input type="text"/>	
*State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="DeKalb County, Georgia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="53-600011"/>	* c. Organizational DUNS <input type="text" value="063470535000"/>	
d. Address:		
* Street1: <input type="text" value="178 Sara Street Suite 63500"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Decatur"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="GA: Georgia"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip/Postal Code: <input type="text" value="30030 2628"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Community Development"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/> * First Name: <input type="text" value="Allen"/>	Middle Name: <input type="text" value="S."/>	
* Last Name: <input type="text" value="Mitchell"/>	Suffix: <input type="text"/>	
Title: <input type="text" value="Director"/>		
Organizational Affiliation: <input type="text" value="DeKalb County Community Development Department"/>		
* Telephone Number: <input type="text" value="(404) 669-9921"/>	* Fax Number: <input type="text" value="(404) 371-8762"/>	
* Email: <input type="text" value="smitchell@dekalbcountyga.gov"/>		

Application for Federal Assistance 5F-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>5: Country Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p>	
<p>* 11. Catalog of Federal Domestic Assistance Number:</p> <p>14.211</p> <p>CFDA Title:</p> <p>Emergency Solutions Grant: 14.211</p>	
<p>* 12. Funding Opportunity Number:</p> <p style="background-color: yellow;">[Redacted]</p> <p>* Title:</p> <p>HUD Fiscal Year 2022 Notice of Funding Availability for Discretionary Programs (General Section)</p>	
<p>* 13. Competition Identification Number:</p> <p>Title:</p>	
<p>* 14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>[Redacted] <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>The 2019-2021 Consolidated Plan, including the 2022 Annual Action Plan, CDBG projects to be implemented by the OAKLAND County Community Development Department. 2022 EBG allocation: \$407,414</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>	

**Application for Federal Assistance SF-424**

16. Congressional Districts Of:  
 \* a. Applicant:  \* b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:  
 \* a. Start Date:  \* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="407,414.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* e. Local	<input type="text" value=""/>
* d. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="407,414.00"/>


19. Is Application Subject to Review By State Under Executive Order 12372 Process?  
 a. This application was made available to the State under the Executive Order 12372 Process for review on   
 b. Program is subject to E.O. 12372 but has not been selected by the State for review  
 c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)  
 Yes  No  
 If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms. If I accept an award, I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)  
 \*\* I AGREE  
 \*\* The list of certifications and assurances, or an internal site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:   
 Middle Name:   
 \* Last Name:   
 Suffix:   
 \* Title:   
 Telephone Number:  Fax Number:   
 Email:

\* Signature of Authorized Representative:  \* Date Signed:

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## **NON-STATE CERTIFICATION**

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;


2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 75.

  
\_\_\_\_\_  
Signature of Authorized Official

7-19-22  
\_\_\_\_\_  
Date

Chief Operating Officer/Executive Assistant  
\_\_\_\_\_  
Title

---

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** – It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

**1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

**2. Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021, 2022, and 2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

**3. Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.




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**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

7-19-22  
Date

Chief Operating Officer/Executive Assistant  
Title

---

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
\_\_\_\_\_  
Signature of Authorized Official

7-19-22  
Date

Chief Operating Officer/Executive Assistant  
\_\_\_\_\_  
Title

---


**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

  
\_\_\_\_\_  
Signature of Authorized Official

7-19-22  
Date

Chief Operating Officer/Executive Assistant  
Title

---

## Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

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**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

7-19-22  
Date

Chief Operating Officer/Executive Assistant  
Title

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**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

