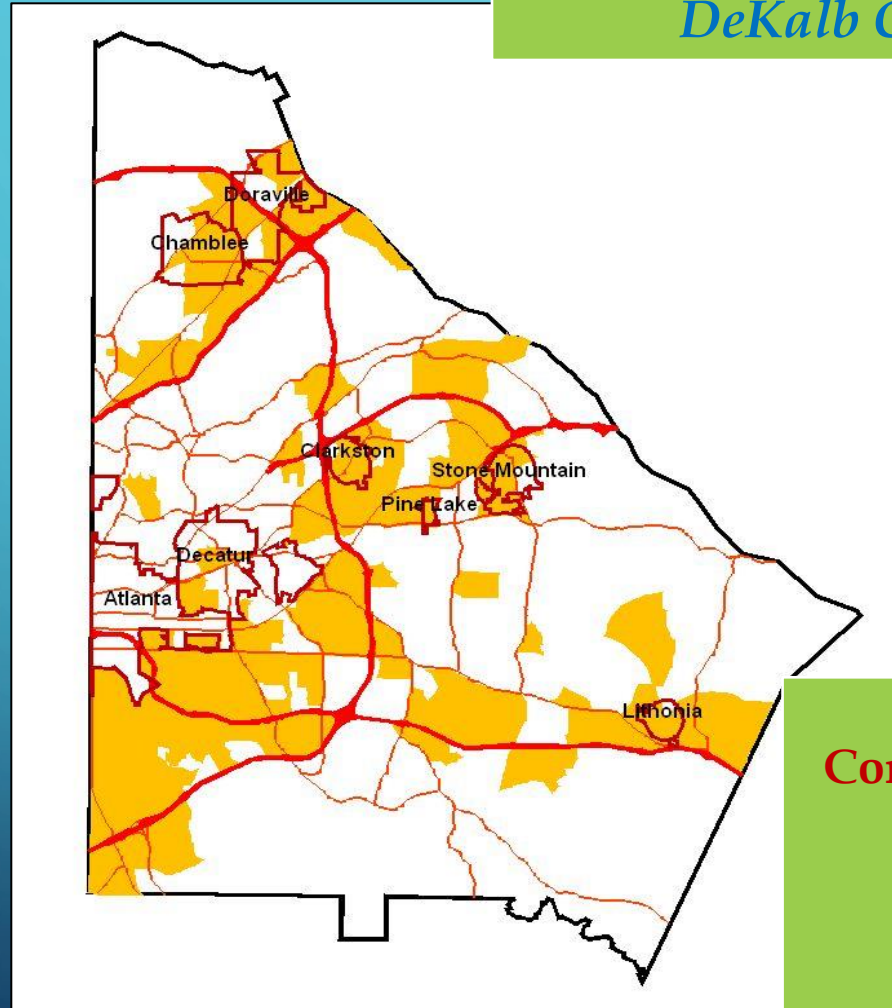


**2024 - 2028 CONSOLIDATED PLAN FOR HUD  
PROGRAMS  
INCLUDING THE 2024 ANNUAL ACTION PLAN  
JUNE 6, 2024**



*DeKalb County, GA*



**Community Development  
Department  
Allen Mitchell,  
Director**

# PUBLIC HEARING 2024-2028 CONSOLIDATED PLAN YEAR 2024 ANNUAL ACTION PLAN



DeKalb County  
GEORGIA



## AGENDA

- **Introduction & Purpose of Public Hearing – Braunwin Camp, Planning Manager**
- **Overview of Past Consolidated Plan**
- **Review of the Proposed 2024-2028 Long Term Objectives**
- **Review of the Proposed 2024 Annual Action Plan Recommendations – Byron Campbell, Grants Manager**
- **Public Comments**
- **Closing Remarks – Allen Mitchell, Director**



# PAST DEKALB COUNTY FIVE-YEAR HUD ALLOCATIONS 2019-2023



YEAR	2019	2020	2021	2022	2023
<b>CDBG</b>	\$5,260,167	\$5,260,632	\$5,189,684	\$4,492,458	\$4,574,544
<b>HOME</b>	\$2,156,360	\$2,338,083	\$2,598,752	\$2,387,400	\$2,318,562
<b>ESG</b>	\$445,432	\$462,199	\$448,641	\$407,411	\$394,840
<b>TOTAL</b>	<b>\$7,861,959</b>	<b>\$8,060,914</b>	<b>\$8,237,077</b>	<b>\$7,287,269</b>	<b>\$7,470,270</b>
<b>CDBG-CV</b>		\$6,833,632			
<b>CDBG-ESG</b>		\$5,412,468			
<b>DEKALB CoC Homeless \$ Allocation</b>	\$5,803,531	\$5,803,531	\$6,509,762	\$6,521,118	

# COMMUNITY DEVELOPMENT DEPARTMENT

## 2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

### Completion of Major Capital Improvement Projects:

**Tobie Grant Intergenerational Center-Design and Construction**

**East DeKalb Community and Senior Center-Design/Construction**

**East Central DeKalb Community and Senior Center**

**City of Decatur – Legacy Park All- Inclusive Playground Installation**

**DeKalb Memorial Park Improvement Project**

**City of Doraville Sidewalk Project**

**Friends of Disabled Adults & Children Loading Dock Expansion**



## COMMUNITY DEVELOPMENT DEPARTMENT 2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS



### Economic Development Initiatives

The DeKalb Small Business Start-Up Course (Track I) - The Course is designed for entrepreneurs that want to start a new small business and for existing small business enterprises that have operated for less than two years.

- The DeKalb Small Business Growth Accelerator Course (Track II) - The course is designed for existing small businesses that have operated for two years or more that want to position their firm for growth and expansion.



Over the last 5 years (2019 – 2023) Urban League of Greater Atlanta; DeKalb Small Business Micro-Enterprise Training Program –The DeKalb Micro-Enterprise/Entrepreneurship training program has thrived in both English and Spanish, having graduated a total of 219 DeKalb County citizens across both the Start-up and the Growth courses.



**COMMUNITY DEVELOPMENT DEPARTMENT  
2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS**

**Completion of Major Housing/ Projects:**

**Special Purpose Housing Repair Program**

**Demolition and Blight Removal Program**

**BJS Starnes Elderly Housing Project**

**Stride Senior Residence Development Project**

**Community Development Housing  
Organizations (CHDO's)**

**Neighborhood Stabilization Program**



## COMMUNITY DEVELOPMENT DEPARTMENT 2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS



### Completion of Major Homeless Initiatives:

- Supported at-risk and homeless populations' needs determinations by conducting studies, surveys, and Homeless Point-In-Time Counts and Surveys. HUD requires a biennial count, identify trends quickly and understand the causes of homelessness. Conducted annual point-in-time counts and surveys of homeless individuals.
- Collaborated with the DeKalb Housing Authority for the distribution of 112 Emergency Housing Vouchers to individuals who were homeless and victims of domestic violence through its Coordinated Entry system.
- Ensured that ESG, ESG-CV portions of CDBG-CV and HOME-ARP funds were used to further the homeless mission and fill the CoC gaps in the provision of housing and services.
- Piloted a program that provided housing and a full range of services that led to self-sufficiency for approximately 25 households, funding provided by County Commissioner.
- Developed two, 6-hour homelessness symposiums and invited local and national experts to provide information on strategies to mitigate homelessness. More than 200 individuals attended each symposium. Symposiums included information on affordable housing and homeless service models.
- To assist in housing homeless and at-risk households, established a requirement that housing projects receiving DeKalb County HOME funds set aside units for referral from DeKalb Coordinated Entry.
- To expand emergency shelter opportunities, implemented agreements with emergency shelters in other cities.
- Provided non-congregate shelter, case management, and services for the homeless during the COVID-19 pandemic. Served more than 200 individuals during the period 2019-2023.
- Engaged the unsheltered and collaborated with providers to house more than 100 unsheltered individuals.
- The CoC provided more than 1200 permanent housing beds and reduced homelessness by 29% in 2023.

# COMMUNITY DEVELOPMENT DEPARTMENT 2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

## Completion of Significant Housing Programs & Initiatives:

**Housing Demolition In-REM Program** - demolition of 50 dangerous and dilapidated properties in DeKalb County from 2017 – 2024

Tasks	2017	2018	2019	2020	2021	2022	2023	2024	Total
Abatements	48	113	75	6	76	30	34	3	<b>385</b>
Demolitions	105	40	84	7	16	20	29	8	<b>309</b>
<b>Total</b>	<b>153</b>	<b>153</b>	<b>159</b>	<b>13</b>	<b>92</b>	<b>50</b>	<b>63</b>	<b>11</b>	<b>694</b>



**Special Purpose Home Repair Program** – This program aided 31 seniors 62 years and over; or legally disabled adults that own and occupy their homes as their primary residence since its launch.



## COMMUNITY DEVELOPMENT DEPARTMENT 2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS



### CDBG-CV Covid-19 Pandemic Response

#### Accomplishments:

- Partnered with Atlanta Legal Aid, Our House and The Urban League to launch a Successful Mortgage Assistance Program.
- Assisted FODAC with Parking lot renovation to handle heavy truck loads of PPE supplies for the Metro Atlanta Region
- Provided Case Management support to the ESG-CV for families who were at-risk of homelessness due to the Pandemic
- Supported the Homelessness at-risk efforts by providing supplemental funding as needed for security, temporary emergency shelter, housing placement services, etc.

## COMMUNITY DEVELOPMENT DEPARTMENT 2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS



### ESG-CV Accomplishments

Developed and Implemented COVID-19 Response Mechanisms to Mitigate Homelessness

- Provided Non-congregate temporary emergency shelter, case management, and wrap around services for 410 individuals.
- Expanded emergency to serve 57 additional individuals.
- Assisted 424 individuals to obtain permanent housing (Rapid Re-Housing)
- Prevented 1039 individuals from losing their housing (Housing Prevention)

## COMMUNITY DEVELOPMENT DEPARTMENT 2019-2023 CONSOLIDATED PLAN MAJOR ACCOMPLISHMENTS

### Other Funding

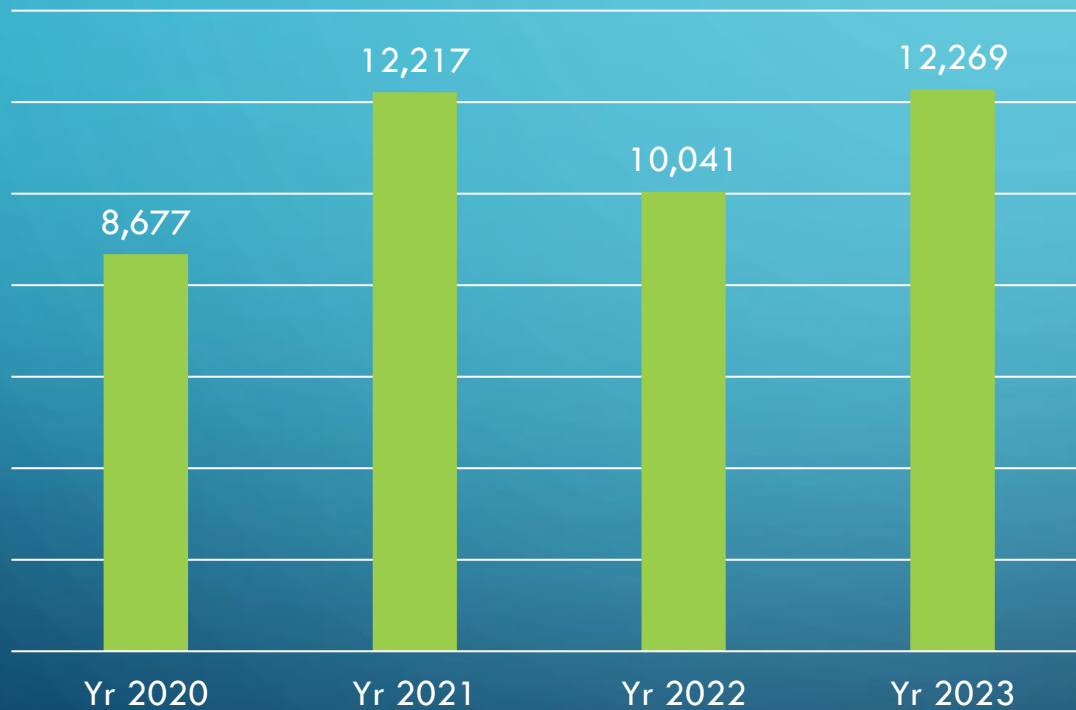


Developed and Implemented COVID-19 Response Mechanisms to Mitigate Homelessness.

- Through DeKalb Outreach, engaged 168 individuals to provide services and housing.
- Through Outreach, transported 127 individuals from the street to non-congregate emergency shelter; provided case management and wrap-around services.
- Engaged a housing navigator and assisted 16 senior hotel residents to move to appropriate housing.
- Collaborated with the Housing Authority of DeKalb to refer 112 households for Emergency Housing Vouchers
- Administered a Centralized Access Point to receive calls and refer individuals to appropriate housing/services.

# COORDINATED ENTRY CENTRALIZED ACCESS POINT

Number CE Phone Calls in 2023



- Avg of 1,022 calls per month
- Avg speed answering a call – 2 minutes 11 seconds
- Avg length time for call – 6 minutes 4 seconds
- Avg of 174 abandoned calls per month
- Avg wait time for abandoned call – 3 minutes 24 seconds

# COMMUNITY DEVELOPMENT DEPARTMENT

## HUD Goals/Objectives for 2024-2028 Consolidated Plan

### Community Needs:

Housing Needs – Work with Developers to create Affordable Housing.

Homeless Needs – Work with the DeKalb CoC to eliminate Homelessness.

Infrastructure Needs – Work with various Low-to mod income neighborhoods to improve Community Infrastructures.

Public Facility Needs – Community Centers, Fire Stations and Parks

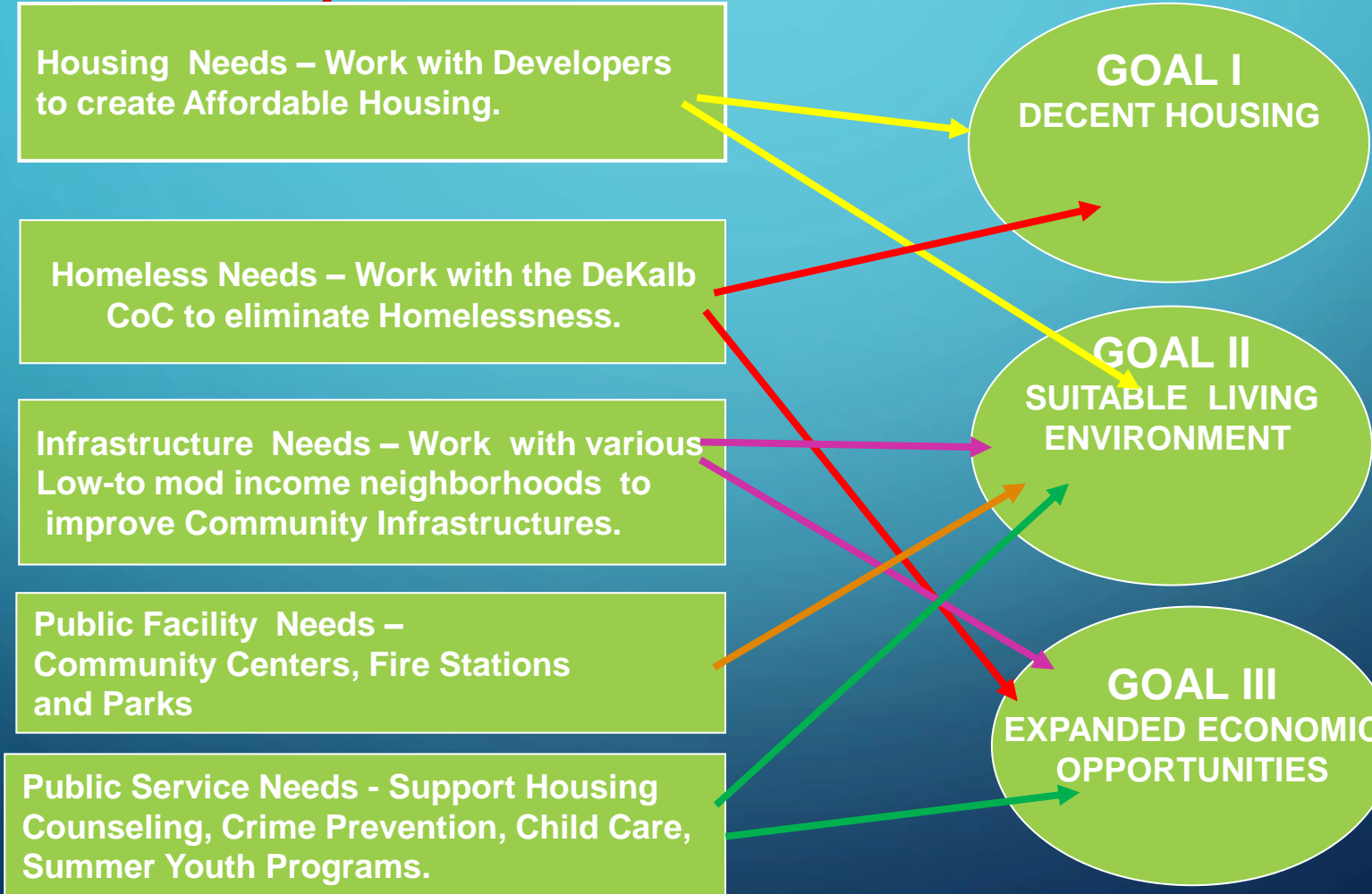
Public Service Needs - Support Housing Counseling, Crime Prevention, Child Care, Summer Youth Programs.

### Three HUD Goals:

GOAL I  
DECENT HOUSING

GOAL II  
SUITABLE LIVING  
ENVIRONMENT

GOAL III  
EXPANDED ECONOMIC  
OPPORTUNITIES



# 2024-2028 DRAFT LONG TERM GOALS AND OBJECTIVES



## **GOAL I: TO PROVIDE DECENT AFFORDABLE HOUSING FOR LOW- TO MODERATE INCOME PERSONS RESIDING IN DEKALB COUNTY**

### **DECENT HOUSING OBJECTIVES**

1. Leverage HOME funds to assist in the development of 400 units of rental housing that are affordable low-to-moderate income households. Rental development may be new construction, acquisition and rehabilitation, or rehabilitation of existing structures.
2. Spur the support the efforts to improve detached, single-family units owned by seniors and disabled residents by providing special system repairs (up to \$14,000) for a minimum of 120 income eligible households through the Special Purpose Home Repair Program.
3. Provide opportunities for homeownership among low-to-moderate income households through the allocation of funds to Community Development Housing Organizations (CHDOs) for the acquisition (or new construction, rehabilitation, and sale of 16 properties to eligible households.
4. Work with agencies to support efforts to stabilize neighborhoods, increase homeownership, and prevent foreclosures by supporting financial literacy classes, free or reduced fee legal services, and fair housing initiatives for low-to moderate income residents and senior citizens.

# GOAL I: TO PROVIDE DECENT AFFORDABLE HOUSING FOR LOW- TO MODERATE INCOME PERSONS RESIDING IN DEKALB COUNTY.



## DECENT HOUSING OBJECTIVE Continued

5. Collaborate with communities, developers, organizations, lenders, GA Department of Community Affairs, and County Departments to establish models for the development of affordable housing near work centers.
6. Assist in the deconcentrating low-income housing through collaboration with communities, Housing Authorities, developers, lenders, investors, communities, and GA Department of Community and County Departments.
7. Support at-risk and homeless population needs determination by conducting studies, survey, and point-in-time counts of homeless and/or at-risk individuals. This determination will inform work toward the provision of appropriate housing and services.
8. Collaborate with providers and agencies to house at least 140 unsheltered individuals.

# GOAL I: TO PROVIDE DECENT AFFORDABLE HOUSING FOR LOW- TO MODERATE INCOME PERSONS RESIDING IN DEKALB COUNTY.

## DECENT HOUSING OBJECTIVES Continued

9. In collaboration with the Continuum of Care, agencies, developers, and owners, identify housing and supportive service programs to house a minimum of 625 homeless or at-risk households.
10. Contribute to the effort to immediately house homeless and/or at-risk households through the development of bridge housing and/or emergency shelters, along with the associated case management required to move households to permanent housing.
11. Refine the coordinated system for access to housing and services for the homeless and at-risk populations by supporting and face to face engagement by DeKalb Outreach Specialists and increasing Coordinated Entry access hours.
12. Collaborate with the DeKalb Sherriff and County jail to prevent homelessness among those who are released from jail. Collaborate with agencies to seek additional funding for additional units to house domestic violence victims.





## 2024-2028 DRAFT LONG TERM GOALS AND OBJECTIVES

**GOAL II: TO PROVIDE A SUITABLE LIVING ENVIRONMENT, PUBLIC FACILITIES, INFRASTRUCTURE, AND EXPANDED COMMUNITY SERVICES, PRINCIPALLY BENEFITING LOW- TO MODERATE- INCOME PERSONS.**



### **SUITABLE LIVING ENVIRONMENT OBJECTIVES**

1. Work with County departments and municipalities within DeKalb County to assist with the construction, and/or redevelopment of public facilities, recreation centers or parks that primarily serve low to moderate income areas, persons, families, youth and senior citizens.
2. Partner with the Public Works Department to facilitate infrastructure improvements including accessible sidewalk installations in low- to moderate-income neighborhoods, to encourage walkability, connection to trails and increased access for the elderly and physically challenged.
3. Collaborate with local housing authorities, affordable housing developers and non-profit groups to support Broadband access to narrow the digital divide for low- to- moderate-income persons in DeKalb County.
4. Primarily through summer programs, provide opportunities for approximately 300 youth annually to participate in healthy educational activities that are recreationally based, build self-esteem, teach personal financial literacy, enable academic success, and enhance decision making skills.

**GOAL II: TO PROVIDE A SUITABLE LIVING ENVIRONMENT, PUBLIC FACILITIES, INFRASTRUCTURE, AND EXPANDED COMMUNITY SERVICES, PRINCIPALLY BENEFITING LOW- TO MODERATE- INCOME PERSONS.**



**SUITABLE LIVING ENVIRONMENT OBJECTIVES**

5. Collaborate with non-profit agencies to expand the availability of quality affordable childcare and youth programs throughout DeKalb County.
6. Assist in the demolition of 200 dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed.
7. Collaborate with communities and County Departments to remediate blight in low-to-moderate income neighborhoods, commission blight surveys of the areas, and implement remediation plans.
8. Continue to assist DeKalb County Seniors with minor home and systems repairs through the Special Purpose Home Repair Program.

## 2024-2028 DRAFT LONG TERM GOALS AND OBJECTIVES

**GOAL III: TO EXPAND ECONOMIC OPPORTUNITIES, INCREASE AND RETAIN NEW AND EXISTING JOBS, AND REVITALIZE ECONOMICALLY DEPRESSED AREAS THAT PRINCIPALLY SERVE LOW TO MODERATE INCOME PERSONS.**

### **EXPANDED ECONOMIC OPPORTUNITIES OBJECTIVES**

1. Partner with Decide DeKalb, non-profit organizations and other DeKalb County economic development stakeholders to expand economic opportunities to attract businesses to the County, through community revitalization and blight removal that will make existing low-to-moderate income communities attractive for investment and job creation.
2. Partner with County stakeholders to revitalize economically depressed low to-moderate income areas by considering the use of HUD Section 108 Loan Program to finance the building of large-scale eligible Capital Improvement Projects and Economic Development projects.
3. Promote Economic Development opportunities and job creation for 100 small businesses through the facilitation of the DeKalb County Small Business Micro-Enterprise Program.



**GOAL III: TO EXPAND ECONOMIC OPPORTUNITIES, INCREASE AND RETAIN NEW AND EXISTING JOBS, AND REVITALIZE ECONOMICALLY DEPRESSED AREAS THAT PRINCIPALLY SERVE LOW TO MODERATE INCOME PERSONS.**

**EXPANDED ECONOMIC OPPORTUNITIES OBJECTIVES** Continued...

5. Encourage low-to-moderate income individuals to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
6. Continue to collaborate with the Decide DeKalb, the Development Group, DeKalb Chamber of Commerce, and other stakeholders to develop innovative incentives for small businesses, reversing deteriorating economic trends in identified neighborhoods, and creating innovative economic redevelopment plans for major corridors in low-to-moderate income neighborhoods.



# DRAFT 2024 ANNUAL ACTION PLAN RECOMMENDATIONS



## DeKalb County 2024 Funding Allocation Amount from HUD

CDBG	HOME	ESG
\$4,587,530	\$1,883,525	\$398,776

# PROPOSED 2024 ANNUAL ACTION DRAFT BUDGET

**Anticipated 2024 HUD CDBG Allocation** (including program income) **\$4,614,570**

PUBLIC FACILITIES IMPROVEMENTS	BUDGET
A. City of Stonecrest Farrington Road Sidewalk Project	\$500,000
B. City of Tucker ADA Plan and Park Improvement Project	\$300,000
C. City of Stone Mountain VFW Park Improvement Project	\$300,000



# PROPOSED 2024 ANNUAL ACTION DRAFT BUDGET



<b>LOAN BOND REPAYMENT</b>	<b>BUDGET</b>
HUD Section 108 Loan Repayment	\$ 875,053
<b>TOTAL</b>	<b>\$ 875,053</b>

<b>ECONOMIC DEVELOPMENT</b>	<b>BUDGET</b>
DeKalb Small Business Micro-Enterprise Training Program	\$95,000
<b>TOTAL</b>	<b>\$95,000</b>

# PROPOSED 2024 ANNUAL ACTION DRAFT BUDGET



<b>PUBLIC SERVICE</b> (CAP cannot exceed 15% of total CDBG allocation)	<b>BUDGET</b>
<b><u>COC/HOMELESS ASSISTANCE</u></b>	
Africa's Children's Fund, Inc.	\$ 19,000
Furniture Bank of Metro Atlanta, Inc.	\$ 15,000
Latin American Association, Inc.	\$ 15,000
Safe Haven Transitional, Inc.	\$ 10,000
Salvation Army International	\$ 45,000
Salvation Army Red Shield	\$ 40,000
Candler Forest – Case Management	\$ 65,000
COC Coordinated Entry Case Management	\$ 50,000
Street Outreach	\$ 50,000
Community Friendship	\$ 10,000
Network Cooperative Ministries	\$ 2,500





# PROPOSED 2024 ANNUAL ACTION DRAFT BUDGET

<b>PUBLIC SERVICE - continued</b> (CAP cannot exceed 15% of total CDBG allocation)	<b>BUDGET</b>
<b><u>FINANCIAL LITERACY</u></b>	
Center for Pan Asian Society	\$ 15,000
New American Pathways	\$ 22,000
<b><u>FAIR HOUSING/FORECLOSURE PREVENTION</u></b>	
Atlanta Legal Aid Society, Inc.	\$ 70,000
Metro Fair Housing Services, Inc.	\$ 60,000
<b><u>YOUTH CHILD DEVELOPMENT</u></b>	
Our House, Inc.	\$ 72,000
Youth Voucher Set-Aside/Youth Programs	\$ 75,000
<b>PUBLIC SERVICE TOTAL</b>	<b>\$ 645,500</b>

# PROPOSED 2024 ANNUAL ACTION DRAFT BUDGET



<b>HOUSING ACTIVITIES</b>	<b>BUDGET</b>
Special Purpose Housing Repair Program	\$ 400,000
Implementation Services for Special Purpose Home Repair	\$ 165,000
Demolition & Blight	\$ 336,103
Implementation Services for Demo & Blight	\$ 75,000
<b>TOTAL</b>	<b>\$ 976,103</b>

<b>PLANNING &amp; PROGRAM ADMINISTRATION CAP</b> (Amount cannot exceed 20% of \$4,614,570)	<b>BUDGET</b>
Community Development Administration	\$ 922,914

# PROPOSED 2024 ANNUAL ACTION DRAFT BUDGET



HOME ALLOCATION	BUDGET
HOME Program Administration (10% set-Aside)	\$ 438,362
HOME CHDO Projects (15% Set-Aside)	\$ 657,529
HOME CHDO Operating (5% Set-Aside)	\$ 219,176
HOME Program Income (From Prior Years)	\$ 420,000
HOME Eligible Projects <ul style="list-style-type: none"> <li>1. Loans to Developers for affordable housing.</li> <li>2. Funding to Community Housing Development Organizations (CHDO'S).</li> <li>3. Tenant Based Rental Assistance, for At -Risk , homeless, and or special populations.</li> <li>4. Funding for Transitional housing, At-Risk, homeless, and or special populations .</li> <li>5. Down Payment Assistance to eligible homebuyers.</li> </ul>	\$ 3,068,468
<b>TOTAL</b>	<b>\$4,383,525</b>

# PROPOSED 2024 ANNUAL ACTION DRAFT BUDGET



<b>EMERGENCY SOLUTIONS GRANT (ESG) ALLOCATION</b>	<b>BUDGET</b>
Decatur Cooperative Ministry, Inc. (Rapid Rehousing- Emergency Shelter-Prevention, Homeless Prevention)	\$ 65,000
Clifton Sanctuary Ministry (Emergency Shelter & Operations)	\$ 20,000
Rebecca's Tent (Emergency Shelter & Operations)	\$ 20,000
HMIS (HMIS)	\$ 35,868
Salvation Army Peachcrest (Homeless Prevention)	\$ 25,000
Salvation Army Metro Command (Rapid Re-Housing & Emergency Shelter Operations)	\$ 123,000
Latin American Association (Homeless Prevention)	\$ 20,000
Family Heritage Foundation (Homeless Prevention)	\$ 20,000
Network Cooperative Ministry	\$ 20,000
Local Admin.	\$ 29,908
<b>TOTAL</b>	<b>\$ 398,776</b>

# KEY DATES



Date	Item
March 7th	Technical Assistance Workshop, 10am -12pm Location: 1st Floor Training Room 178 Sams Street Decatur, GA 30030
March 14th	Public Hearing, Community Development Needs, 6:00pm – Zoom
March 8th – April 8th	30-day Grant Application Period for FY2024 Funding
June 6th	Public Hearing, Proposed Budget – FY 2024 – Zoom
June 18th	Committee of the Whole Meeting
June 25th	BOC Meeting
July 9th	BOC Meeting
August 12th	DEADLINE to Submit Plan to HUD
TBD	Grantees receive tentative notification of their award