

# Executive Summary

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

### 1. Introduction

DeKalb County's 2024-2028 Consolidated Plan is a comprehensive planning document promoting a coordinated approach to housing, homeless, and community development needs using U.S. Department of Housing and Urban Development (HUD) grant funds. It provides guidance on the investment of HUD dollars, and outlines priorities for using the County's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds over the next five years.

Based on community input; consultation with stakeholders from a variety of nonprofit organizations, public agencies, and other County departments; and an analysis of housing, homeless, and economic data, DeKalb County outlined a series of Long-Term Objectives that fall within three goals:

1. To provide decent affordable housing for low- and moderate-income persons residing in DeKalb County.
2. To provide a suitable living environment, public facilities, infrastructure, and expanded community services, principally benefiting low- and moderate-income persons.
3. To expand economic opportunities, increase and retain new and existing jobs, and revitalize economically depressed areas that principally serve low- and moderate-income persons.

All activities HUD-funded activities that DeKalb County will support over the next five years will support one or more of these overarching goals.

The 2024 Annual Action Plan identifies how the County will allocate the resources it expects to receive from HUD to address priority housing, homeless, and community development needs during the first year covered under its 2024-2028 Consolidated Plan.

For each HUD program, funding levels vary each year based on the federal budget. For the 2024 program year, DeKalb County will receive a total of \$6,869,831 in HUD grant funding, including:

- \$4,587,530 in Community Development Block Grant (CDBG) funds
- \$1,883,525 in HOME Investment Partnership (HOME) funds
- \$398,776 in Emergency Solutions Grant (ESG) funds

In 2024, Community Development Block Grant initiatives and funding will focus on completing capital improvement projects, including the City of Tucker ADA Park Improvements and ADA Transition Plan, the City of Stone Mountain VFW Park Improvement Project, and the City of Stonecrest Farrington Road

Sidewalk Project. The County will also continue repayment of a HUD Section 108 Loan which was previously used for large-scale capital improvement projects.

The County will also use CDBG funding to provide a variety of public services for its residents, including services related to homelessness and homelessness prevention, domestic violence prevention, financial literacy, fair housing and foreclosure prevention, affordable childcare, and youth development.

Housing initiatives will assist senior and disabled homeowners make home system repairs; assist Community Housing Development Organizations (CHDOs) add affordable housing units to the county's stock; and expand the availability of affordable housing through construction, rehabilitation, and/or acquisition of rental and for-sale housing.

Economic development remains a key priority within the County for 2024. The County will continue its Small Business Micro-Enterprise Training Program, which assists budding entrepreneurs and small business owners with training and development.

In PY 2024, DeKalb County will continue to serve as the Collaborative Applicant for the Continuum of Care. Mitigation of homelessness will continue to be a priority for the County, which will use ESG funding to support multiple organizations in providing rapid re-housing, street outreach, emergency shelter, and homelessness prevention.

#### **Additional Text**

In PY 2024, DeKalb County will continue to serve as the Collaborative Applicant for the Continuum of Care. Mitigation of homelessness will continue to be a priority for the County, which will use ESG funding to support multiple organizations in providing rapid re-housing, street outreach, emergency shelter, and homelessness prevention.

## **2.Summary of the objectives and outcomes identified in the Plan Needs Assessment**

### **Overview**

DeKalb County's Long-Term Objectives for the 2024 through 2028 program year are outlined below, based on the assumption that the County will continue to receive relatively similar funding levels from HUD over that period.

### **Decent Housing Objectives**

1. Leverage HOME funds to assist in the development of 400 units of rental housing that are affordable for low- and moderate- income households. Rental development may be new construction, acquisition and rehabilitation, or rehabilitation of existing structures.
2. Support the efforts to improved 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- and 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.
5. Collaborate with communities, developers, organizations, lenders, Georgia Department of Community Affairs, and County Departments to establish models for the development of affordable housing near work centers.
6. Assist in deconcentrating low-income housing through collaboration with communities, housing authorities, developers, lenders, investors, communities, and Georgia Department of Community Affairs, and County Departments.
7. Support at-risk and homeless population needs determination by conducting studies, surveys, 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.
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 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.
13. Collaborate with DeKalb Regional Land Bank to accomplish their mission of affordable housing, blight removal, and economic development.

### **Suitable Living Environment and Expanded Economic Opportunities Objectives**

#### **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.
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- and 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.

#### **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- and 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.
3. Promote economic development opportunities and capacity building for 100 small budding entrepreneurs and small businesses through the facilitation of the DeKalb County Small Business Micro-Enterprise Program.
4. Encourage low- and moderate- income individuals to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
5. 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- and moderate- income neighborhoods.
6. Promote economic opportunity and job creation through the DeKalb Small Business Revolving Loan Fund.



### **3. Evaluation of past performance**

As required by HUD, each year DeKalb County prepares a detailed Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) for its HUD-funded programs. The Annual Action Plan and CAPER are submitted to HUD and posted on the County's website after review and approval by HUD. The County's most recent CAPER for PY 2023 (covering activities from January 1 to December 31, 2023) was submitted to HUD in March 2024 and is posted on the DeKalb County Government Website (with previous year CAPERs) at [www.dekalbcountyga.gov/community-development/consolidated-annual-performance-and-evaluation-report-caper](http://www.dekalbcountyga.gov/community-development/consolidated-annual-performance-and-evaluation-report-caper).

Accomplishment highlights from the 2023 program year include:

- East Central DeKalb Community and Senior Center Design and Construction – The County secured a \$7.8 million Section 108 Loan to undertake the construction of this project. Construction was completed in the 2nd quarter of 2023. A ribbon cutting ceremony was held on July 20, 2023.
- During 2023, the DeKalb Mortgage Assistance Program assisted 106 individuals with CDBG-CV mortgage relief funds. As of March 2024, approximately \$1.2 million has been disbursed.
- The Friends of Disabled Adults and Children, Inc. (FODAC) Loading Dock renovation project utilized \$172,000 CDBG-CV funds and leveraged \$138,758 in match funding. This project was completed in August 2023.
- CDBG funding in the amount of \$145,000 was used for the purchase and installation of ADA accessible playground equipment at the new Legacy Park in the City of Decatur. A ribbon cutting ceremony was held in April 2023.
- McElroy Road Sidewalk Feasibility Study - \$22,500. The County plans to leverage SPLOST funding to complete the sidewalk.
- The Community Development Department continued the Special Purpose Home Repair program. Nineteen (19) homes were completed in 2023. In addition, \$2,000 has been made available to make homes handicap accessible, through the provision of grab bars and ADA toilets.

### **4. Summary of citizen participation process and consultation process**

DeKalb County follows the process outlined in the County's Amended Plan for Citizen Participation and Consultation to ensure appropriate opportunities for resident involvement in the development of this Five-Year Consolidated Plan and Annual Action Plan. DeKalb County complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in the federal regulations 24 CFR 91.105.

To obtain input from residents, DeKalb County held two public meetings, and a community-wide survey open to residents and other stakeholders. The County also held a technical assistance workshop for agencies interested in applying for CDBG, HOME, or ESG funds.

A virtual public hearing to receive input was held on June 6, 2024. During the meeting, DeKalb County Community Development Department staff reviewed the HUD grant programs, including allocation amounts, eligible uses, and past grant-funded activities, and presented proposed 2024-2028 Long Term Objectives and 2024-2025 projects recommended for funding.

DeKalb County held a 30-day public comment period to receive comments on the draft 2024-2028 Consolidated Plan and 2024 Annual Action Plan from June 7 to July 8, 2024. During this time, copies of the draft plans were available for public inspection and residents and stakeholders could provide written comments to the DeKalb County Community Development Department.

On June 25, 2024, Community Development Department staff presented the 2024-2028 Five-Year Consolidated Plan and 2024 Annual Action Plan to the DeKalb County Board of Commissioners Planning, Economic Development and Community Services (PECS) Committee and on July 9, 2024, the Board of Commissioners adopted the plans.

## **5. Summary of public comments**

Comments received through public meetings, public hearing, and the community survey are summarized in the Citizen Participation section of this Plan and incorporated in individual sections as relevant.

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

DeKalb County accepts all public comments. Any request or comment received as part of the 2024-2028 Consolidated Plan, including the 2024 Annual Action Plan, process that is not specifically addressed by the DeKalb County Community Development Department will be forwarded to the appropriate County department.

## **7. Summary**

The DeKalb County 2024-2028 Consolidated Plan identifies the community's affordable housing, homeless, community development, and economic development needs, as well as outlines a comprehensive and coordinated strategy for implementation of programs. The County engaged the public and other stakeholders in the development of its priorities and goals related to activities that principally serve the needs of low- and moderate-income persons and families within DeKalb County. All activities and projects undertaken as part of this Plan will meet national objectives and eligibility requirements.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	
CDBG Administrator	DEKALB COUNTY	Community Development Department
HOPWA Administrator		
HOME Administrator	DEKALB COUNTY	Community Development Department
ESG Administrator	DEKALB COUNTY	Community Development Department
HOPWA-C Administrator	DEKALB COUNTY	Human and Community Development

**Table 1 – Responsible Agencies**

### Narrative

The DeKalb County Community Development Department serves as the lead agency responsible for administering the projects, programs, and initiatives outlined in the 2024-2028 Consolidated Plan and 2024 Annual Action Plan, including oversight, management, and monitoring of subrecipients. The Community Development Department is responsible for all required documentation and all administrative and compliance requirements associated with the County’s HUD-funded programs (CDBG, HOME, and ESG). 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 municipal governments, nonprofit agencies, and private stakeholders in the community. Additionally, 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

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

DeKalb County conducts a variety of public outreach to garner input from County staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and residents in planning its HUD programs. In developing the 2024-2028 Consolidated Plan and 2024 Annual Action Plan, the County held public meetings and a technical assistance workshop and conducted a public survey regarding community development and housing priorities.

**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 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	3Keys, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
2	<b>Agency/Group/Organization</b>	A Home for Everyone in DeKalb
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
3	<b>Agency/Group/Organization</b>	AFRICA'S CHILDREN FUND, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
4	<b>Agency/Group/Organization</b>	ATLANTA LEGAL AID
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop; Public meeting; Public hearing
5	<b>Agency/Group/Organization</b>	CaringWorks
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
6	<b>Agency/Group/Organization</b>	City of Stone Mountain
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
7	<b>Agency/Group/Organization</b>	Decatur Cooperative Ministry, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop; Public meeting



8	<b>Agency/Group/Organization</b>	DeKalb County Human Services Department
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
9	<b>Agency/Group/Organization</b>	Easter Seals North Georgia
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
10	<b>Agency/Group/Organization</b>	Family Heritage Foundation
	<b>Agency/Group/Organization Type</b>	Housing Services-refugees
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
11	<b>Agency/Group/Organization</b>	Frontline Response
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless needs assessment; Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop; Public meeting

12	<b>Agency/Group/Organization</b>	Furniture Bank of Metro Atlanta
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
13	<b>Agency/Group/Organization</b>	Guardian of the Soul
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
14	<b>Agency/Group/Organization</b>	Hosea Helps
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
15	<b>Agency/Group/Organization</b>	LATIN AMERICAN ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Advocacy
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop

16	<b>Agency/Group/Organization</b>	Living on Purpose ATL
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
17	<b>Agency/Group/Organization</b>	Metro Fair Housing
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
18	<b>Agency/Group/Organization</b>	NETWorks Cooperative Ministry
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
19	<b>Agency/Group/Organization</b>	New American Pathways
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-refugees
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Non-housing community development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
20	<b>Agency/Group/Organization</b>	Our House
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless needs assessment; Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop; Public meeting
21	<b>Agency/Group/Organization</b>	SAFE HAVEN TRANSITIONAL
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Homeless needs assessmen
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
22	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
23	<b>Agency/Group/Organization</b>	St. Vincent de Paul, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
24	<b>Agency/Group/Organization</b>	Vet-Fest
	<b>Agency/Group/Organization Type</b>	Services - Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
25	<b>Agency/Group/Organization</b>	DeKalb County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Other government - County Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
26	<b>Agency/Group/Organization</b>	Wellroot Family Services
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services - Young Adults
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting

27	<b>Agency/Group/Organization</b>	Wellspring Nonprofit Resource
	<b>Agency/Group/Organization Type</b>	Private Sector
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical workshop
28	<b>Agency/Group/Organization</b>	WOMEN'S RESOURCE CENTER OF DEKALB COUNTY, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence Services - Advocacy
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Homeless needs assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting
29	<b>Agency/Group/Organization</b>	YMCA OF METRO ATLANTA, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Non-housing community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public meeting

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

Efforts were made to consult as broad a group of community stakeholders as possible. No agency types were excluded from participation.

**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	DeKalb County	Continuum of Care members assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services, which align with goals and priorities identified in the Strategic Plan.
DeKalb 2022 Countywide Hazard Mitigation Update	DeKalb Emergency Management Agency	This plan contains goals and strategies to mitigate environmental and manmade hazards through disaster resistant development, increased public understanding of hazard mitigation, commitment to reduced vulnerability, enhanced hazard mitigation coordination, and reduced possibility of damages.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Throughout the program year, the DeKalb County Community Development Department works and consults with housing providers, social service agencies, and other entities on a variety of issues by attending and participating in local and regional meetings and planning groups that deal with issues that affect children, seniors, people experiencing homelessness, and people with disabilities, including HIV/AIDS. The Department serves as the Collaborative Applicant for the DeKalb County CoC and collaborates with CoCs in neighboring jurisdictions and at the state level to collect data and address common issues surrounding homelessness. The Department also collaborates with the United Way of Greater Atlanta’s Regional Commission on Homelessness.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

DeKalb County follows the process for public participation that is outlined in the County’s Amended Plan for Citizen Participation and Consultation, which complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in federal regulation 24 CFR 91.105. The Citizen Participation Plan is designed to ensure resident involvement in the 2024-2028 Five-Year Consolidated Plan and 2024 Annual Action Plan for community development programs including CDBG, HOME, and ESG programs.

To obtain input from residents, DeKalb County held two public meetings and a community-wide survey open to residents and other stakeholders. The County also held a technical assistance workshop for agencies interested in applying for CDBG, HOME, or ESG funds. Summary of the input received at each meeting and through the survey are provided in the table on the pages that follow.

DeKalb County meets the needs of non-English speaking residents by having interpreters available at public meetings when a significant number of non-English speaking residents are expected to participate or when requested by a member of the public. Meeting advertisements and Zoom registration pages requested that participants who need any accommodations to participate contact the Community Development Department prior to the meeting.

If non-English speaking residents attend a hearing and there are no interpreters available, County staff will follow up with them the next business day to ensure that their comments are recorded. In addition, the County works with the Latin American Association, Center for Pan Asian Community Services, and New American Pathways to help identify the needs of non-English speaking DeKalb County residents. All three of these organizations participated in a public meeting or the technical assistance workshop for the development of this Consolidated Plan and Annual Action Plan.

A virtual public hearing to receive input was held on June 6, 2024. During the meeting, DeKalb County Community Development Department staff reviewed the HUD grant programs, including allocation amounts, eligible uses, and past grant-funded activities, and presented proposed 2024-2028 Long Term Objectives and 2024-2025 projects recommended for funding.



On June 25, 2024, Community Development Department staff presented the 2024-2028 Five-Year Consolidated Plan and 2024 Annual Action Plan to the DeKalb County Board of Commissioners Planning, Economic Development and Community Services (PECS) Committee and on July 9, 2024, the Board of Commissioners adopted the plans.

**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	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Local/regional institutions	43 attendees	Needs identified during the first public meeting include: rental assistance for families; greater supply of quality affordable housing, including units developed through inclusionary housing programs; housing for formerly incarcerated persons; transitional or bridge housing; emergency housing/ homeless shelter; day center for people who are homeless; crisis centers; sidewalk/ walkability improvements; rec center improvements.	None	

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Local/regional institutions</p>	48 attendees	Needs identified during the second public meeting include: day center and related services for people who are homeless; senior centers in Lithonia/Stonecrest; re-entry services; legal assistance for housing needs; senior home repairs; consumer credit counseling/credit repair; affordable housing, including deeply subsidized units; emergency shelter; supportive housing; transitional housing; transportation assistance, particularly to access services; mental health services; rapid rehousing.	None	
3	Technical Workshop	Local/regional institutions; Municipalities	43 attendees	Not Applicable	None	

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)
4	Technical Workshop	Minorities  Persons with disabilities  Non-targeted/broad community  Low/mod income persons; Local/regional institutions	30 participants	Top needs identified through the community survey include: rental assistance, homelessness prevention, permanent housing, emergency shelter, homeless centers, transitional housing, permanent affordable housing, landlord/ tenant counseling, and youth centers.	None	

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)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Low/mod income persons; Local/regional institutions</p>	15 participants	<p>One participant expressed support for the goals outlined in the draft 2024-2028 Five-Year Consolidated Plan and acknowledged the accomplishments achieved by Dekalb County's CDBG, HOME, and ESG programs over the last five years.</p>	None	

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)
6	Technical Workshop	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Low/mod income persons; Local/regional institutions	No comments	No written comments were received during the public comment period.	None	

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in DeKalb County. It relies on data from the U.S. Census, the 2013-2017 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in DeKalb County.



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

As of the 2018-2022 5-Year American Community Survey, DeKalb County, Georgia, had a population of 761,209 residents in 284,730 households. This figure includes residents of DeKalb County who live within Atlanta city limits. In comparison with 2005-2010 ACS data, this represents a 7.5% increase in households and an 11% population increase. As overall population has increased at a faster rate than total households, this indicates that the average household size is likely larger now than in 2010.

Median household income in DeKalb County was estimated to be \$76,044 in 2022; slightly higher than the state of Georgia's median income of \$71,355, but lower than both Fulton and Gwinnett County. Median household income in DeKalb County increased by about 48% between the 2005-2010 and the 2018-2022 American Community Surveys. In the same time period, median home values and median rent increased by 58% and 59%, respectively, indicating that wage increases are not keeping pace with housing cost increases. This, in turn, increases the likelihood that DeKalb County residents will experience housing needs, particularly cost burden.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. **Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. **Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

The following tables detail housing problems in DeKalb County by various resident demographics, including family type, income level, and tenure (renters vs. owners). Table 5 shows households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 108,580 households in DeKalb County have low or moderate incomes (under 80% of HUD Adjusted Median Family Income or HAMFI), and together constitute slightly over half (51.3%) of the county's households. Small family households comprise the largest portion (40.5%) of households with low or moderate incomes followed by households with seniors (30%) and households with young children (12.9%). Close to two-thirds of

households with young children (63.1%) and the majority (56.7%) of large family households have low or moderate incomes. Low- or moderate-income households exceed 40% in each of their respective household type subgroups, with 48.7% of all DeKalb County households being low- or moderate-income.

<b>Demographics</b>	<b>Base Year: 2010</b>	<b>Most Recent Year: 2022</b>	<b>% Change</b>
Population	685,371	761,209	11%
Households	264,837	284,730	8%
Median Income	\$51,349.00	\$76,044.00	48%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	34,685	30,970	42,925	22,925	91,385
Small Family Households	10,100	11,070	15,525	8,979	44,490
Large Family Households	3,188	2,825	3,920	1,739	5,820
Household contains at least one person 62-74 years of age	7,143	6,667	9,547	4,986	20,423
Household contains at least one person age 75 or older	3,981	3,398	3,482	1,515	5,800
Households with one or more children 6 years old or younger	6,131	5,869	6,124	2,717	7,867

**Table 6 - Total Households Table**

**Data** 2013-2017 CHAS

**Source:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	133	455	304	75	967	85	120	24	10	239
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	408	315	368	75	1,166	0	4	22	0	26
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	943	938	619	364	2,864	293	155	300	155	903
Housing cost burden greater than 50% of income (and none of the above problems)	15,540	6,234	869	45	22,688	6,564	3,560	1,424	144	11,692

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,178	9,394	10,455	2,199	24,226	1,619	3,450	5,759	2,203	13,031
Zero/negative Income (and none of the above problems)	2,625	0	0	0	2,625	981	0	0	0	981

**Table 7 – Housing Problems Table**

Data 2013-2017 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	17,020	7,935	2,158	565	27,678	6,949	3,835	1,774	314	12,872
Having none of four housing problems	6,734	11,234	20,620	9,950	48,538	3,948	7,990	18,370	12,105	42,413

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2013-2017 CHAS  
Source:

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	6,866	6,608	3,774	17,248	1,958	2,296	2,402	6,656
Large Related	1,996	1,720	310	4,026	716	348	533	1,597
Elderly	3,276	2,412	1,148	6,836	3,967	2,980	2,431	9,378
Other	6,774	6,057	6,364	19,195	1,908	1,518	1,774	5,200
Total need by income	18,912	16,797	11,596	47,305	8,549	7,142	7,140	22,831

**Table 9 – Cost Burden > 30%**

Data 2013-2017 CHAS  
Source:

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	0	0	2,249	2,249	1,689	903	0	2,592
Large Related	0	0	110	110	557	134	15	706
Elderly	2,522	1,164	130	3,816	3,093	1,749	509	5,351
Other	0	6,160	2,908	9,068	1,574	0	0	1,574

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,522	7,324	5,397	15,243	6,913	2,786	524	10,223

**Table 10 – Cost Burden > 50%**

Data 2013-2017 CHAS  
Source:

**5. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,282	1,002	842	344	3,470	293	115	67	40	515
Multiple, unrelated family households	89	239	185	54	567	0	44	260	115	419
Other, non-family households	0	15	10	40	65	0	0	0	0	0
Total need by income	1,371	1,256	1,037	438	4,102	293	159	327	155	934

**Table 11 – Crowding Information – 1/2**

Data 2013-2017 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single-person households in need of housing assistance.**

Estimates of the number of non-elderly single person households in need of housing assistance are included in the “other, non-family” category of Tables 9 and 10. This category includes multi-person

households whose members are unrelated (e.g., roommates, un-married partners, etc.). There are an estimated 24,395 single-person or multi-person unrelated households with low or moderate incomes who spend more than 30% of their income on housing. Single-person or multi-person unrelated households comprise over a third of all households experiencing cost burdens. The majority (78.6%) are renters and the remaining 26% are owners.

The number of “other” household types experiencing cost burden decreases with increased income more significantly in renters than in owners. 40% of cost-burdened low- to moderate-income renters earn less than 30% of the area median income, 35.5% earn 30-50% AMI, and 24.5% earn 50-80% AMI. For owners, distribution of cost burden is more even – 37.4% of cost burdened low- to moderate-income owners earn under 30% AMI, while 31.3% each earn 30-50% and 50-80% AMI. Nearly half (10,642 households) of “other” type households with cost burdens are severely cost burdened, or have housing costs that exceed 50% of their income. Renters comprise 85.2% of this group, while owners comprise only 14.8%.

Table 11 provides data for “other” type households which indicates that this household type is significantly less likely to experience overcrowding than other household types. All recorded cases of overcrowding for this group were in renter households.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Data gathered from the 2018-2022 ACS estimates that 86,814 disabled persons live in DeKalb County, approximately 11.5% of the county’s total population. There is no data available that shows housing needs of households with disabled persons, however, patterns found among CHAS data on household income and housing problems can be used to estimate the need for housing assistance among the disabled population. Assuming the pattern of low- to moderate-income households experiencing more housing problems applies, poverty status data could indicate if disabled populations have a greater risk of experiencing housing problems. 2018-2022 ACS data estimates that 19% of the disabled population fell below the poverty level in 2022. In comparison, households with incomes below 30% HAMFI comprised only 15.6% of all households in DeKalb County but accounted for 59% of all low- to moderate-income households experiencing one or more housing problems. This indicates that, due to a higher prevalence of extremely low incomes, people with disabilities are more likely to experience housing problems in DeKalb County. Additionally, people with disabilities often face greater difficulty finding appropriate housing, given the scarcity of housing that is both affordable and accessible.

The Women’s Resource Center to End Domestic Violence (WRCDV) provides services to victims of domestic violence in DeKalb County. According to the 2022 Annual Report, the safehouse program administered by WRCDV housed 134 adult guests and 139 child guests. Furthermore, the Georgia Coalition Against Domestic Violence (GADV) reported a total of 6,123 victims of domestic violence were sheltered throughout the state in 2022. Service providers generally report a continued need for adequate housing assistance for victims of domestic violence.

## **What are the most common housing problems?**

CHAS data indicates the most common housing problem in DeKalb County regardless of tenure type is unaffordable housing costs. Nearly two-thirds of low- to moderate-income households in the County experience a cost burden, and nearly a quarter experience severe cost burden. Renter households are generally more likely to experience cost burdens compared to owner households.

In addition to CHAS data on housing cost burdens, other studies that use different datasets have found housing affordability to be a significant issue within the County. In the 2018 Dekalb County Housing Affordability Study, findings show a loss of affordable housing units in recent years that further limits housing options for low-income households. This study also found vacancy rates have more than doubled between 2000 and 2015.

The most common housing problems are related to affordability; however, about 5.6% of all low- to moderate-income households in the county experience substandard housing, characterized by a lack of complete plumbing or kitchen facilities, or overcrowding. While this percentage may not seem significant, it accounts for 5,162 households and should not be overlooked.

## **Are any populations/household types more affected than others by these problems?**

Renter households are disproportionately affected by housing problems than owner households. Generally, low to moderate income households are also more likely to experience one of the listed housing problems. Table 8 indicates renters with income less than 50% HAMFI comprise nearly half of all low- to moderate-income households experiencing one or more housing problems.

The number of renter households (4,030) that experience overcrowding is more than four times the number of owner households (929) with the same problem. Renters and owners with low to moderate income are also more likely to experience overcrowding. Households experiencing cost burdens are heavily comprised of renters in low- to moderate-income households. More than half of all low- to moderate-income households with cost burden are renters earning under 50% AMI.

## **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage jobs, rents that are more than 30 or 50% of their incomes, and unaffordable childcare, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness may have additional issues present such as family conflicts, domestic violence, housing with code or safety violations, household members with a



disability, criminal histories, histories of mental health issues or substance abuse, difficulty navigating systems to access public benefits or community services, temporary housing situations (couch surfing or doubling up), and prior experiences with homelessness.

For formerly homeless families and individuals nearing the termination of assistance, a top need is to secure safe, affordable permanent housing. Other needs may include access to job training, employment and education programs, including supportive employment agencies; access to Social Security disability and other benefits; linkages to health, mental health, and legal services; access to affordable transportation, childcare, and food; and other case management and supportive services.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The DeKalb County Continuum of Care does not prepare estimates of the number of households at-risk of homelessness but may provide services which aid in the prevention of homelessness. According to Emergency Solutions Grant (ESG) standards, households eligible for homelessness prevention assistance include (1) includes under 30% of area median income, (2) lack of sufficient resources and support networks to retain housing without assistance, and (3) participation in initial consultation to determine eligibility and assess needs.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low-income homeowners at risk of foreclosure and subsequent homelessness.

**Discussion**

For many low- and moderate-income households in DeKalb County, finding and maintaining suitable housing at an affordable cost is a challenge. Table 6 through Table 11 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers. Note that figures presented in these tables use 2013-2017 CHAS data, which is the most up-to-date data currently available from HUD for these topics.

Table 6 indicates a total of 77,802 households, approximately 35% of all households in DeKalb County, experience one of the listed housing problems. Data for households experiencing severe housing problems provided in Table 7 show 18% of all households (40,550 households) experience one or more severe housing problems listed.

Overall, the most common housing problem in DeKalb County is cost burdens regardless of tenure type. Approximately 66% of all households with incomes under 80% HAMFI (HUD adjusted median family income) in the county experience cost burdens. Severe cost burdens affect 11,692 owners and 22,688 renters, or nearly one-third of households with incomes under 80% HAMFI. For the lowest income households (those with incomes under 30% HAMFI), severe cost burdens are most common, impacting nearly two-thirds of households at that income level. An additional 11% of extremely low-income households have a cost burden of between 30-50%, for an overall cost burden rate of nearly 75% for extremely low-income households.

While the primary housing issue facing low- and moderate-income residents are related to affordability, there are other housing needs in the county. Approximately 4.5% of low- to moderate-income households experience overcrowding, while 1.1% of low- to moderate-income households reside in substandard housing or lack complete plumbing and kitchen facilities. Although these percentages pale in comparison to households with cost burdens, around 5.6% of low- to moderate-income households experience a problem that is not cost burden in DeKalb County.

The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to overall needs by income level in order to identify any racial or ethnic group which may have disproportionately greater needs than other groups. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- Extremely low income – up to 30% of area median income (AMI) or \$32,250 for a family of four;
- Very low income – 30 to 50% AMI or \$32,251 to \$53,750 for a family of four;
- Low income – 50 to 80% AMI or \$53,751 to \$86,000 for a family of four; and
- Moderate income – 80 to 100% AMI or \$86,001 to \$106,600 for a family of four.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,714	2,765	3,233
White	3,965	735	578
Black / African American	19,334	1,694	2,060
Asian	1,512	124	308
American Indian, Alaska Native	210	20	20
Pacific Islander	0	0	0
Hispanic	1,686	105	192

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 0%-30% of Area Median Income

Out of a total of 33,712 extremely low-income households in DeKalb County, 27,714 (82%) have one or more housing problems. While no extremely low-income racial or ethnic group experiences what would be defined as disproportionately greater need, rates of housing problems within this income group vary by race and ethnicity. Hispanic residents in this income bracket were most likely to have housing needs (85%), followed by Native American residents (84%) and Black residents (83.7%). White and Asian residents experience housing problems at a lower rate than the income level as a whole, at 75.1% and 77.8% respectively.

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,675	4,799	0
White	2,998	1,423	0
Black / African American	16,560	2,652	0
Asian	1,130	349	0
American Indian, Alaska Native	180	0	0
Pacific Islander	10	0	0
Hispanic	2,200	244	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Of the 28,474 very low-income (30-50% AMI) households in DeKalb County, 83% of households have one or more housing problems. Native American and Pacific Islander residents in this income category both show disproportionately greater levels of housing needs, with 100% of both groups at this level having at least one housing need. Hispanic residents were next most likely to have a housing need at 90%, followed by Black residents at 86%. In contrast, 68% of white residents and 76% of Asian residents at this income level had at least one housing need.

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,165	19,384	0
White	4,080	3,500	0
Black / African American	15,193	13,275	0
Asian	1,059	775	0
American Indian, Alaska Native	45	60	0
Pacific Islander	0	35	0
Hispanic	1,307	1,244	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Rates of housing problems decrease significantly once income levels reach 50% AMI. Of the 41,589 low-income (50-80% AMI) households in DeKalb County, 53% of households have one or more housing problems. No racial or ethnic groups in this income category show a disproportionately greater level of need in comparison to the need level of the income group as a whole. Asian residents in this income group were most likely to have a housing need at 58%, followed by white residents at 54%, Black residents at 53%, and Hispanic residents at 51%. Native American residents in this group had a lower rate of housing needs at 43%, and no Pacific Islander residents in this group had a housing need.

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,736	17,759	0
White	1,891	3,909	0
Black / African American	3,245	12,104	0
Asian	327	443	0
American Indian, Alaska Native	10	75	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	15	0
Hispanic	163	931	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80% to 100% of Area Median Income

Just under one-quarter (24%) of 23,495 moderate-income households have one or more housing problems. In this income group Asian residents displayed a disproportionately greater level of need in comparison with the level of need shown by the group as a whole, with 43% having at least one housing problem. White residents were next most likely to have a housing problem at 33%, followed by Black residents at 21%, Hispanic residents at 15%, and Native American residents at 12%. No Asian or Pacific Islander residents in this income group reported housing problems.

### Discussion

Overall, while housing problems are most common in households in the lowest income groups, they are prevalent among all income groups. Black/ African American households made up the majority of households in all income groups in DeKalb County as well as the majority of households with one or more housing problems. White, Hispanic, and Asian subgroups also included large numbers of households experiencing one or more housing problems. At income levels under 50% AMI Black and Hispanic residents were more likely to have housing problems than White or Asian residents, but this trend reverses at 50-100% AMI.

Asian residents were the only racial or ethnic group to display a disproportionately greater level of need than the group as a whole in multiple income levels, with disproportionate levels of need within the 30-50% and 80-100% AMI groups. Native American and Pacific Islander residents also reported a disproportionate level of need in the 30-50% AMI group. A lack of disproportionate need in the extremely low-income group (0-30% AMI) indicates that income factors more heavily in housing problems than race and ethnicity for DeKalb County's poorest residents.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole in order to identify any disproportionately greater needs. Like the preceding analysis, this section uses HUD’s definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

Income classifications include:

- Extremely low income – up to 30% of area median income (AMI) or \$32,250 for a family of four;
- Very low income – 30 to 50% AMI or \$32,251 to \$53,750 for a family of four;
- Low income – 50 to 80% AMI or \$53,751 to \$86,000 for a family of four; and
- Moderate income – 80 to 100% AMI or \$86,001 to \$106,600 for a family of four.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,619	5,878	3,233
White	3,397	1,329	578
Black / African American	17,254	3,788	2,060
Asian	1,372	270	308
American Indian, Alaska Native	135	95	20
Pacific Islander	0	0	0
Hispanic	1,572	218	192

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**0%-30% of Area Median Income**

Out of a total of 33,730 extremely low-income households in DeKalb County, 73% have one or more severe housing problems. Hispanic residents in this income group are most likely to have housing problems, with 79% reporting at least one severe housing problem. Black residents are next most likely to have a severe housing problem with a rate of 75%, followed by Asian residents at 70%, white residents at 64%, and Native American residents at 54%. No Pacific Islander residents were recorded within this income category, and no racial or ethnic group in this income category meets the criteria for having a disproportionately greater level of need.

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,043	17,425	0
White	1,632	2,817	0
Black / African American	7,579	11,640	0
Asian	398	1,069	0
American Indian, Alaska Native	90	90	0
Pacific Islander	0	10	0
Hispanic	1,059	1,400	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

Rates of severe housing problems decrease significantly once households surpass 30% AMI. While nearly three-quarters of households under 30% AMI have one or more severe housing problems, only 39% of the 28,468 very low-income households earning between 30-50% AMI have a severe housing problem. Native American residents in this income category are most likely to have a severe housing problem with 50% of households reporting one or more, constituting a disproportionately greater level of need; followed by Hispanic residents at 43%, Black residents at 39%, white residents at 37%, and Asian



residents at 27%. No Pacific Islander residents in this income category reported severe housing problems.

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,503	37,065	0
White	1,164	6,438	0
Black / African American	2,589	25,874	0
Asian	314	1,530	0
American Indian, Alaska Native	15	95	0
Pacific Islander	0	35	0
Hispanic	311	2,258	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

Just 11% of 41,568 low-income households experience severe housing problems in DeKalb County. Asian residents in this income category are most likely to have severe housing problems, with 17% of households reporting at least one severe housing problem; followed by white residents at 15%, Native American residents at 14%, Hispanic residents at 12%, and Black residents at 9%. No Pacific Islander residents within this income category reported severe housing problems, and no racial or ethnic group in this income category meets the criteria for having a disproportionately greater level of need.

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,312	22,204	0
White	461	5,328	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	641	14,713	0
Asian	159	613	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	15	0
Hispanic	18	1,071	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### **80%-100% of Area Median Income**

Only 6% of DeKalb County’s 23,516 moderate-income households have one or more severe housing needs. Asian residents in this income group show a disproportionately greater level of need with 21% of households reporting one or more severe housing problems. White residents in this income group have the next highest rate of severe problems at 8%, followed by Black residents at 4% and Hispanic residents at 2%. No Native American or Pacific Islander households in this income category reported any severe housing problems.

### **Discussion**

Severe housing problems are somewhat less common than non-severe housing problems. For both severe and non-severe problems, Black/ African American households make up the majority of households in all income groups as well as the majority of households with one or more problems. White, Hispanic, and Asian subgroups also included large numbers of households experiencing one or more severe housing problems. As rates of severe housing problems drop substantially with each increase in income bracket, it is reasonable to assume that income is the greatest factor in likelihood of severe housing problems in DeKalb County, with extremely low income residents being nearly twice as likely to have a severe housing problem as very low income residents, nearly seven times more likely than low income residents, and more than twelve times as likely than moderate income residents.

Native American and Asian residents were the only racial or ethnic groups displaying a disproportionately greater level of need, with Native Americans having a disproportionate level of need in the very low income (30-50% AMI) category and Asian residents having a disproportionate level of need in the moderate income (80-100% AMI) category.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that income category as a whole. While the preceding sections assessed all housing and severe housing problems, this table focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated. Note that no racial or ethnic group has more than 4% of households with no or negative income.

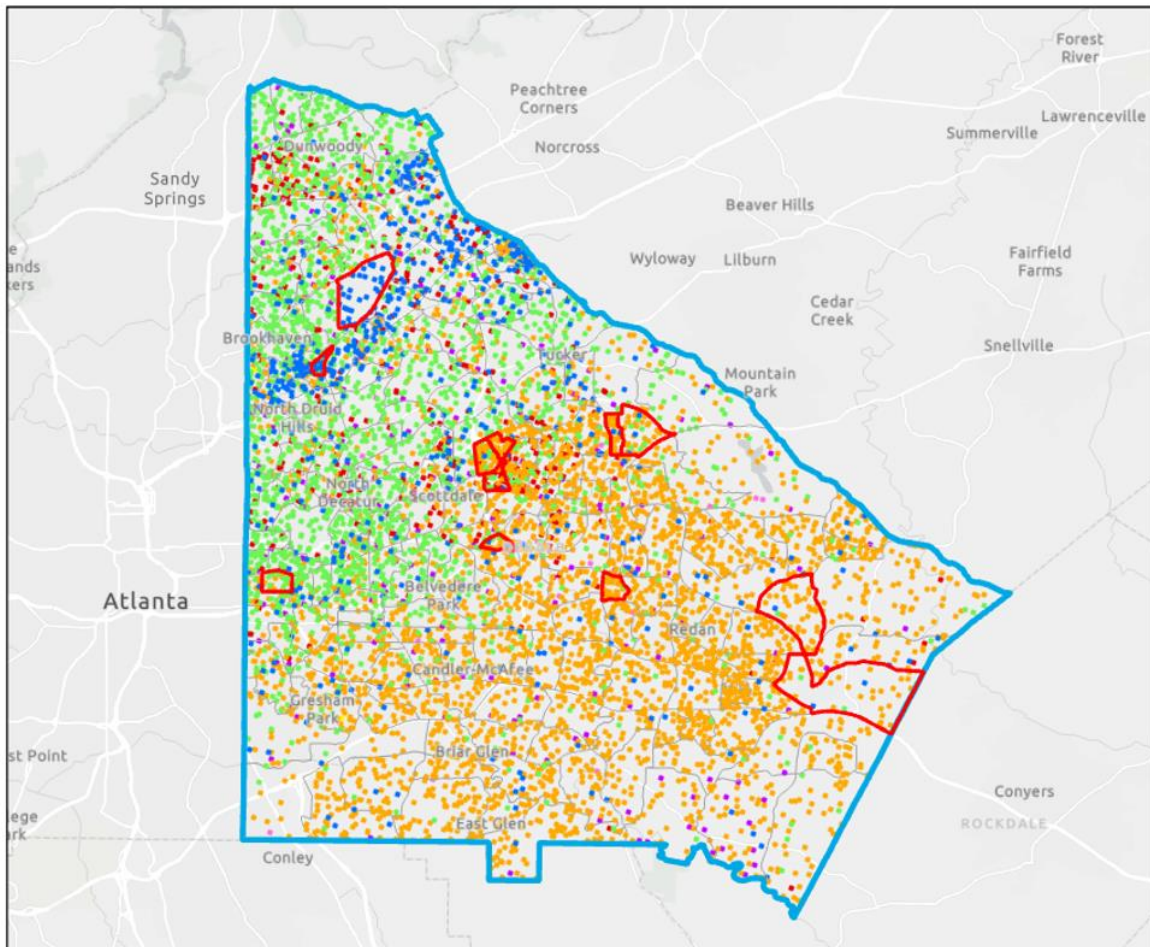
### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	132,787	43,397	37,411	3,484
White	44,294	8,290	6,423	693
Black / African American	74,175	28,914	25,700	2,090
Asian	5,544	2,094	1,668	354
American Indian, Alaska Native	294	205	240	20
Pacific Islander	50	10	0	0
Hispanic	5,717	2,903	2,189	227

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2013-2017 CHAS  
Source:

Figure 1 - Population by Race and Ethnicity in DeKalb County, 2022



### 2022 Race and Ethnicity

1 dot = 100 people



Source: 2018-2022 AFFH, table DP05

### DeKalb County - Population by Race and Ethnicity, 2022

Race/Ethnicity	DeKalb County			
	1990	2000	2010	Current
Non-White/White	53.78	59.28	63.63	66.29
Black/White	59.68	68.60	73.61	74.55
Hispanic/White	34.01	54.28	58.15	63.39
Asian or Pacific Islander/White	31.29	37.24	37.47	44.43

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, AFFHT0006, Released July 2020, <https://egis.hud.gov/affht/>

## DeKalb County - Dissimilarity Index

### Discussion:

The table shows that approximately 37% of all households in DeKalb County are considered housing cost burdened to some extent. Of these households, Native American residents are most likely to be housing cost burdened (59% of households), followed by Hispanic residents (46%), Black residents (42%), Asian residents (37%), white residents (25%), and Pacific Islander residents (17%). Black households make up the majority of the more than 80,000 cost burdened households in DeKalb County (68%).

Among cost burdened households in DeKalb County, 20% are cost burdened by spending between 30% and 50% of their income on housing costs. Black households comprise the majority (67%) of cost burdened households spending between 30 and 50% of income on housing, followed by white residents (19%), Asian residents (7%), and Hispanic residents (5%). Native American and Pacific Islander residents comprised less than 1% of the cost burdened population.

Households with housing costs that exceed 50% of household income are considered severely cost burdened. 17% of all households in DeKalb County experience a severe cost burden. Again, Black/African American households comprise the majority of households spending more than 50% of income on housing at 69%. White households make up 17% of households spending more than 50% of income on housing; Hispanic households make up 6%; Asian households make up 4%, and Native American households make up 1%. No Pacific Islander households reported being severely cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

CHAS data indicates that Native American, Asian, and Pacific Islander residents in DeKalb County demonstrate disproportionately greater levels of housing need in multiple categories. Native American and Pacific Islander residents experience disproportionate levels of housing problems at 30-50% AMI, while Asian residents experience them at 80-100% AMI. Native American residents also have disproportionate levels of severe housing problems at 30-50% AMI, and Asian residents have the same at 80-100% AMI.

When examining this data, it may be relevant to note that the populations of both Native American and Pacific Islander residents in DeKalb County are very small. This does not mean that housing issues within these groups are less important; it simply means that data can be more easily skewed than with a larger sample size.

### **If they have needs not identified above, what are those needs?**

While Black/ African American households do not exhibit disproportionately greater needs relative to other groups, these households represent the greatest numbers of households with housing problems and cost burdens. White and Hispanic households also make up a large number of households with problems and cost burdens. Black and Hispanic residents are generally more likely to experience housing problems in comparison with other racial or ethnic groups in lower income brackets, while white residents are more likely to experience housing problems in comparison with other racial or ethnic groups in more moderate-income brackets.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The map included in the previous section shows the distribution of residents in DeKalb County by race and ethnicity. As Native American residents make up a very small percentage of the total population, there is no notable clustering. However, there is clustering present of Asian and Pacific Islander residents in the northern half of the County, particularly in the northwestern corner just east of Sandy Springs. Some clustering also appears in the central portion of the County in and east of Scottdale.

This study also uses a statistical analysis—referred to as dissimilarity—to evaluate how residential patterns vary by race and ethnicity, and how these patterns have changed since 1990. The Dissimilarity Index (DI) indicates the degree to which two groups living in a region are similarly geographically distributed. Segregation is lowest when the geographic patterns of each group are the same. For example,

segregation between two groups in a city or county is minimized when the population distribution by census tract of the first group matches that of the second. Segregation is highest when no members of the two groups occupy a common census tract. The proportion of the minority population group can be small and still not segregated if evenly spread among tracts or block groups.

Evenness is not measured in an absolute sense but is scaled relative to the other group. Dissimilarity Index values range from 0 (complete integration) to 100 (complete segregation). HUD identifies a DI value below 40 as low segregation, a value between 40 and 54 as moderate segregation, and a value of 55 or higher as high segregation. The DI represents the proportion of one group that would have to change their area of residence to match the distribution of the other.

The table added in the previous section shares the dissimilarity indices for four pairings in DeKalb County. This table presents values for 1990, 2000, 2010, and current, all calculated using census tracts as the area of measurement. There is a high level of segregation present between all non-white residents as a whole and white residents, as well as between Black and white and Hispanic and white residents. Asian and Pacific Islander residents, in contrast, show only a moderate level of segregation.

As shown in this table, segregation within DeKalb County has been steadily increasing for the past 30 years. With segregation levels now high for most pairings, this trend may raise additional concerns in the discussion of disproportionate housing needs based on race and ethnicity. As segregation rates continue to rise, it is likely that DeKalb County will see the formation or exacerbation of racially or ethnically concentrated neighborhoods with disproportionate housing needs unless targeted action is taken to alleviate disparities in housing quality, affordability, and accessibility.

## NA-35 Public Housing – 91.205(b)

### Introduction

Residents in DeKalb County are supported by the Housing Authority of DeKalb County, the Housing Authority of the City of Decatur, and the Housing Authority of the City of Lithonia. According to HUD’s 2023 A Picture of Subsidized Housing (APSH) data, together, these housing authorities provide a total of approximately 9,977 publicly supported housing units in the county. Vouchers account for the vast majority of these subsidized units (95.4%), with 7,114 Housing Choice Vouchers and 2,405 Project Based Section 8 Vouchers. The remaining subsidized units in the county consist of 75 traditional public housing units, 354 Section 202 Supportive Housing for the Elderly units, and 29 Section 811 Supportive Housing for Persons with Disabilities units.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	558	6,551	102	5,865	308	135	68

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)



### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	173	892	36	792	31	3
# of Disabled Families	0	0	116	1,327	12	1,131	127	10
# of Families requesting accessibility features	0	0	558	6,551	102	5,865	308	135
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	40	155	5	125	19	3	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	479	6,251	83	5,612	287	131	67
Asian	0	0	39	118	14	104	0	0	0
American Indian/Alaska Native	0	0	0	19	0	16	2	1	0
Pacific Islander	0	0	0	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	14	65	1	48	11	3	0
Not Hispanic	0	0	544	6,486	101	5,817	297	132	68

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Using 2023 APSH data, approximately 18% of all publicly supported households have a person with a disability living in the household. For those participating in the Housing Choice Voucher program, this percentage is slightly higher (20%). Based on 2018-2022 American Community Survey (ACS) 5-Year Estimates, approximately 11.5% of DeKalb County's total population has a disability. The high utilization of publicly supported housing among persons with disabilities suggests a particular need for affordable housing among this population. A search for accessible housing in DeKalb County using the Georgia Department of Community Affairs housing search tool revealed that there were 10 units available for eligible persons with disabilities, with only 1 unit without a waitlist. As many residents with disabilities live on fixed incomes, such as monthly SSI payments of \$943, and with limited affordable, accessible housing options available in the private housing market, availability of additional affordable units with accessibility features is the greatest need of this population.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs of residents living in subsidized housing include a range of resources and services, including low-cost food, childcare, healthcare, and transportation. Housing Choice Voucher holders in particular are in immediate need of available units willing to accept tenant vouchers. Additionally, opportunities in areas such as job training and assistance, professional development, and financial literacy are needed to attain long-term success.

### **How do these needs compare to the housing needs of the population at large**

The needs of public housing residents and voucher holders are different from those of the county's overall low- and moderate-income population primarily in that these residents are stably housed in housing they can afford. With this need met, residents can work on other needs that low- to moderate-income families typically face in addition to housing insecurity.

## **Discussion**

### **Characteristics of Public Housing Residents**

Based on 2023 APSH data, the majority of publicly supported housing residents in DeKalb County are Black or African American (89%). Approximately 5% are White, 3% are Asian or Pacific Islander, and 2% are Hispanic or Latino.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Each year as the county’s Continuum of Care (CoC), the DeKalb County Community Development Department directs a Point-in-Time (PIT) count of people experiencing homelessness throughout the county on a single night in January. The table below shares the results of the 2023 PIT Count for DeKalb County, which identified a total of 310 homeless households and 438 homeless individuals.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**  
2023 PIT Count for DeKalb County  
**Data Source Comments:**

**Table 26 - Homeless Needs Assessment**

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Of the 438 individuals experiencing homelessness, 98 were considered chronically homeless (22.4%). Most of these individuals were unsheltered (87), with 11 in emergency shelter. The PIT count reported 1 chronically homeless family with children and 47 homeless families with children. Most of these families with children were sheltered (37 in emergency housing and 9 in transitional housing).

Among homeless veterans, 21 out of 22 were unsheltered, with 1 in emergency housing. No veterans and their families were included in the count. A total of 11 unaccompanied youth was counted, with 8 unsheltered, 2 in emergency housing, and 1 in transitional housing.

According to the 2022 DeKalb County CoC Performance Profile, approximately 1,106 persons became homeless for the first time, and the average length of time a person experiences homelessness is 126 days. The rate of those exiting the Emergency Shelter (ES), Supportive Housing (SH), Transitional Housing (TH), and Rapid Re-Housing (RRH) to Permanent Housing (PH) was 40.9%.

## Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	11	31
Black or African American	196	190
Asian	0	4
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	5	8
Not Hispanic	206	219

Alternate Data Source Name:

2023 PIT Count for DeKalb County

Data Source

Comments:



## CoC Performance Profile for DeKalb County (GA-508)

	2018	2019	2020	2021	2022	2021-22 Change	% Change
Number of Sheltered Persons in Families	151	114	165	158	281	123	78%
Number of Unsheltered Persons in Families	0	0	10	--	0	--	--
Number of Sheltered Individuals	27	64	39	42	121	79	188%
Number of Unsheltered Individuals	143	197	130	--	163	--	--
<b>Total Homeless Persons</b>	<b>321</b>	<b>375</b>	<b>344</b>	<b>200</b>	<b>565</b>	<b>365</b>	<b>182%</b>
Number of Sheltered Families	48	33	51	47	87	40	85%
Number of Unsheltered Families	0	0	3	--	0	--	--
<b>Number of Total Families</b>	<b>48</b>	<b>33</b>	<b>54</b>	<b>47</b>	<b>87</b>	<b>40</b>	<b>85%</b>
Sheltered Chronically Homeless Individuals	2	4	0	0	24	24	100%
Unsheltered Chronically Homeless Individuals	34	32	32	--	53	--	--
<b>Total Chronically Homeless Individuals</b>	<b>36</b>	<b>36</b>	<b>32</b>	<b>0</b>	<b>77</b>	<b>77</b>	<b>100%</b>
Sheltered Veterans	0	2	1	0	6	6	100%
Unsheltered Veterans	8	15	16	--	16	--	--
<b>Total Veterans</b>	<b>8</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>22</b>	<b>22</b>	<b>100%</b>
Sheltered Unaccompanied Youth (up to 24)	0	1	3	4	9	5	125%
Unsheltered Unaccompanied Youth (up to 24)	10	11	1	--	14	--	--
<b>Total Unaccompanied Youth (up to 24)</b>	<b>10</b>	<b>12</b>	<b>4</b>	<b>4</b>	<b>23</b>	<b>19</b>	<b>475%</b>

System Performance Measures Summary							
	2018	2019	2020	2021	2022	2021-22 Change	% Change
Average Length of Time Homeless (days)	99	99	115	104	126	22	21.2%
Rate People Return to Homelessness in 6 Months	2.2%	2.7%	1.3%	3.0%	0.9%	-2.1%	N/A
Number of People who are Homeless for the First Time	1,554	1,152	1,035	958	1,106	148	15.4%
Rate People Exit from ES, SH, TH, and RRH to PH	73.9%	72.4%	70.8%	54.7%	40.9%	-13.8%	N/A
Rate People in PSH and OPH Retain or Exit to PH	97.4%	98.5%	94.5%	94.5%	93.0%	-1.5%	N/A

Housing Inventory Count Summary							
	2018	2019	2020	2021	2022	2021-22 Change	% Change
Emergency Shelter (ES)	91	87	79	80	153	73	91%
Transitional Housing (TH)	106	96	148	144	63	-81	-56%
Permanent Supportive Housing (PSH)	1,882	1,796	1,797	1,446	1,401	-45	-3%
Rapid Re-Housing (RRH)	233	247	236	143	120	-23	-16%

Award Summary							
	2018	2019	2020	2021	2022	2021-22 Change	% Change
Continuum of Care (CoC)	\$5,144,877	\$5,803,531	\$6,122,252	\$6,509,762	\$6,521,118	\$11,356	0%
Emergency Solutions Grants (ESG)	\$427,296	\$445,432	\$462,199	\$448,641	\$407,414	(\$41,227)	-9%

\*In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion of their counts based on the potential risk of COVID-19 transmission associated with conducting an in-person survey. As a result, HUD has excluded the unsheltered population sub-totals and all unsheltered sub-population data for this reporting period. The user is cautioned that the unsheltered and total homeless counts reported here may be missing data.

## Point-in-Time Count Summary for DeKalb County CoC (GA-508)

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

At the time of the 2023 PIT Count, there were a total of 47 homeless families with children. All but one of these families were sheltered, with most in emergency housing. No families of veterans were counted.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2023 PIT Count found that the vast majority of those experiencing homelessness are Black or African American (88%), with 196 sheltered and 190 unsheltered. White individuals comprise approximately 10% of the homeless population, with 11 sheltered and 31 unsheltered.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to HUD, an unsheltered homeless person resides in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street), while a sheltered homeless person resides in an emergency shelter, transitional housing, or supportive housing for homeless persons. The 2023 PIT Count reported 227 unsheltered homeless and 221 sheltered homeless, for a total of 438.

These numbers indicate that a slight majority (52%) of those experiencing homelessness in DeKalb County are unsheltered.

**Discussion:**

Many people who participated in the public engagement process for the Consolidated Plan noted a need for more targeted homelessness assistance. Currently, unhoused residents in DeKalb County use public libraries in inclement weather, which the library is not adequately equipped to handle. People experiencing homelessness in the county require a dedicated homeless shelter, case management services, legal services to expunge prior evictions, and mental health/substance abuse treatment.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section describes the housing and social service needs of special needs populations in DeKalb County, including the elderly and frail elderly, people with disabilities, residents with diagnosis of HIV/AIDS, residents with substance use or mental health disorders, and survivors of domestic violence.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly and Frail Elderly**

According to 2018-2022 American Community Survey estimates, about 13% of DeKalb County's population is elderly (age 65 and over) and about 5% of the population is considered frail elderly (age 75 and over). About 33% of individuals aged 65 and over have one or more disabilities (from ACS Table S1810).

#### **People with Disabilities**

According to 2018-2022 American Community Survey estimates, about 12% of DeKalb County residents have one or more disabilities. Most common are ambulatory, independent living, and cognitive difficulties, which impact 5-6% of the population. Hearing, vision, and self-care difficulties are less common, impacting about 2-3% of the population.

#### **People with HIV/AIDS and Their Families**

According to AIDSvu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 1,443 out of every 100,000 people in DeKalb County were living with HIV as of 2021. Further, 54 out of every 100,000 people living in the County were newly diagnosed with HIV in 2021.

#### **Persons with Alcohol or Drug Addiction**

Based on 2016-2018 data from the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA), approximately 4.5% of individuals aged 12 or older in Georgia's Substate Region 3, which includes DeKalb County, have alcohol use disorder. On a broader scale, approximately 8.5% of Georgia's population aged 12 or older has experienced drug use disorder in the past year based on 2021 estimates.

#### **Survivors of Domestic Violence**

The Centers for Disease Control estimates that about 33% of women and 17% of men in Georgia have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes, according to its National Intimate Partner and Sexual Violence Survey State Report released in 2017. Applying these figures to DeKalb County's population at the time estimates that approximately

127,748 women and 59,321 men in DeKalb County have experienced any intimate partner violence in their lifetimes.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and reentry populations) were determined by input from housing and service providers and the public through public meetings and stakeholder interviews, as well as through a review of research on housing and service needs of specific populations.

#### **Housing that is Affordable, Accessible, Safe, and Low-Barrier**

Residents with special needs often live at or below the federal poverty level. High housing costs make it difficult for these populations to afford housing. HUD's fair market rent (FMR) documentation for FY 2024 estimates fair market rent for a two-bedroom unit in DeKalb County as part of the Atlanta-Sandy Springs-Roswell, GA MSA at \$1,844 per month, and for a three-bedroom unit at \$2,230 per month. For residents with special needs, who may be on fixed incomes such as monthly SSI payments of \$943, these FMRs are far out of reach.

There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle' housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability and access to resources and services.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/ AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is accessible to transportation, recreation, and employment. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Like other populations with special needs, people living with HIV/AIDS also need housing that provides easy access to health services, resources, and employment. Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

### **Specialized Housing and Services**

Specialized housing addresses the needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. The Housing First model emphasizes that supportive services should not be required for people to access housing.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 1,443 out of every 100,000 people in DeKalb County were living with HIV as of 2021. Further, 54 out of every 100,000 people living in the County were newly diagnosed with HIV in 2021.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Not applicable.

### **Discussion:**

What are the housing and supportive service needs of these populations and how are these needs determined?

### **Transportation**

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs.

### **Workforce Development and Employment Services**

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others.

### **Physical and Mental Healthcare Access**

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and

cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations.

### **Education and Combating Perceptions**

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing the risk of homelessness.

### **Outreach**

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services. 58% of residents surveyed thought that Lewiston had a moderate to high level of need for expanded homeless outreach services.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program.

Public meeting participants identified a need for:

- Community centers with programs for youth and seniors
- Improvements to existing facilities
- Childcare centers
- Homeless centers with wraparound services

### **How were these needs determined?**

DeKalb County’s public facility needs were determined based on input from stakeholders engaged through public meetings and a community survey.

### **Describe the jurisdiction’s need for Public Improvements:**

Survey respondents were also asked to rank public improvement needs in DeKalb County. The top three responses were street/road improvements, sidewalk improvement or expansion and water/sewer improvements. Each of these items was identified as a high need by about 60% or more of survey takers.

Community meeting and focus group attendees and interview participants also identified sidewalks, including sidewalk expansion and repair of existing sidewalks, as a priority infrastructure needs. Other public improvements prioritized by stakeholders include lighting along streets and in parks, streetscaping/beautification, broadband access, and transit improvements such as better reliability and more transit stop infrastructure such as shelters or benches.

### **How were these needs determined?**

DeKalb County’s public improvement needs were determined based on input from stakeholders engaged through public meetings and a community survey.

### **Describe the jurisdiction’s need for Public Services:**

Public services are an important component of DeKalb County’s community development strategy and the UG will spend up to 15% of its CDBG funding on services over the next five years. The top six public service needs selected by respondents to the Community Survey include: (1) health and mental health services; (2) childcare; (3) youth services/programs; (4) substance abuse/crime prevention; (5) neighborhood cleanups; and (6) abused and neglected children services.

Stakeholders that participated in interviews, meetings, and focus groups also placed strong emphasis on the need for youth programs and childcare in DeKalb County. In particular, they would like to see more youth programming connected with public parks. Other public service needs identified by community members include:

- Senior programs
- Senior transportation assistance
- Family stability programs
- Life skills training/classes
- Literacy programs
- Homeownership preparation and credit restoration assistance
- Fair housing education
- Assistance with accessing technology (internet and cell phone)
- Food access assistance
- Clothing, furniture, and household goods/bedding assistance
- Multilingual services and events

### **How were these needs determined?**

DeKalb County’s public service needs were determined based on input from stakeholders engaged through public meetings and a community survey.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Since the Great Recession, housing costs have increased, particularly for renters. Meanwhile, the supply of affordable housing has not increased at the same rate and in some instances has even decreased.

In 2018, DeKalb County commissioned a study by Emory University professors to evaluate housing affordability entitled *DeKalb County Housing Affordability Study*. Findings from the study are found throughout this section, in addition to data from the U.S. Census, the American Community Survey, and Comprehensive Housing Affordability (CHAS) data. In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The 2013-2017 Five-Year American Community Survey estimated that there are 247,365 housing units in DeKalb County (Table 30). There are significantly more single-family units (67%) than multifamily (33%). The largest share of units are single-family detached structures (59%) while attached single units (townhomes) make up a much smaller share of the stock (8%). Mid-sized apartment complexes with 5-19 units account for the largest portion of the multifamily unit supply at 18% of all units. Large complexes with 20 or more units account for 10% of DeKalb County homes, while units in small buildings – duplexes, triplexes, and fourplexes – account for only 5%.

There are an estimated 1,720 units of other types of housing in DeKalb County, including mobile homes, RVs, and vans, making up 1% of residences countywide. These are scattered throughout the county and are sometimes concentrated in several mobile home parks.

As Table 31 shows, over half of DeKalb County households own their homes (56%), and just under half rent (44%). The homeownership rate is lower than the statewide homeownership rate of 63%. Homeowner-occupied housing tends to be larger than renter-occupied housing: only 1% of homeowners live in a home with fewer than two bedrooms, while 24% of renters live in a home this size.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	145,955	59%
1-unit, attached structure	18,844	8%
2-4 units	11,629	5%
5-19 units	44,709	18%
20 or more units	24,508	10%
Mobile Home, boat, RV, van, etc	1,720	1%
<b>Total</b>	<b>247,365</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	132	0%	3,414	3%
1 bedroom	1,224	1%	20,890	21%
2 bedrooms	13,655	11%	39,530	40%
3 or more bedrooms	108,734	88%	35,287	36%
<b>Total</b>	<b>123,745</b>	<b>100%</b>	<b>99,121</b>	<b>100%</b>

Table 28 – Unit Size by Tenure



**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

According to 2023 AP SH (A Picture of Subsidized Housing) data, the Housing Authority of DeKalb County (HADC) maintains a total of 9,977 subsidized units which have an average occupancy rate of 85%. Of these units, 75 (0.075%) are public housing units, 7,114 (71%) are Housing Choice Vouchers (HSVs), 2,405 (24%) are Project-Based Section 8 units, and 354 (3.5%) are Section 202 units, or units reserved for elderly residents. The Housing Authority also works with the Veteran’s Administration to administer VASH (Veteran’s Administration Special Housing), although data on number of units or vouchers is not available from AP SH.

Of these subsidized housing options, public housing, Project-Based Section 8, and Housing Choice Vouchers are targeted towards any low-income residents, while Section 202 units are reserved for elderly low-income residents and VASH units are reserved for veterans. According to the HADC website as of April 2024 the waiting list for HCVs is closed to new applicants, while waiting lists for project-based vouchers are open to elderly, near-elderly, and family applicants only. There is no information provided on when the HCV waiting list will re-open. Notably, the most recent AP SH data reports that only 81% of the County’s available HCVs are currently in use. This may indicate that residents with HCVs could struggle to find landlords willing to accept the vouchers.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The 2018 *DeKalb County Affordable Housing Study* estimated that about 691 assisted units in 9 properties in DeKalb County could lose their affordability restrictions by 2023 if their subsidies are not renewed. These primarily include properties with Section 8 contracts or assisted through HOME funds. Data is not available on whether these subsidies were renewed.

The study also estimated that an additional 17 properties with 1,997 affordable units are at risk of expiring by 2027 if their subsidies are not renewed. This group includes 13 properties funded with Low Income Housing Tax Credits (including one also funded through HOME) and four funded with HOME money. Looking further out, about two-thirds of all subsidized units (68%) in the County will be lost by 2037 if their subsidies are not renewed.

**Does the availability of housing units meet the needs of the population?**

Cost burden data shows that affordability needs are particularly severe for residents with incomes under 30% of HUD Area Median Family Income (HAMFI), affecting nearly three-quarters of households in this income bracket. Rates of all housing problems in all categories decrease dramatically as income levels

rise, indicating that unaffordable housing in relation to income may itself be an indirect factor in non-cost-related housing problems.

In terms of unit size, overcrowding impacts a significant number of households, particularly renters. The Needs Assessment identified 5,982 overcrowded households, most of whom were renters (5,021 households). The vast majority of these are single-family households (3,941). Considering that the majority of rental units contain two bedrooms or fewer (67%), and on average only efficiency units cost less than the median contract rent, future affordable housing development should reflect continued need for 3+ bedroom rental units for larger families.

### **Describe the need for specific types of housing:**

Data discussed in the following section indicates the need for rental housing for extremely low-income households. The greatest need is for affordable rental housing units, particularly units that are affordable to households with income at or below 30 percent of the area median income. The 2013-2017 ACS data shows that there are 34,685 households earning less than 30% of AMI in DeKalb County, while the County as a whole maintains fewer than 10,000 total subsidized units or vouchers. This means that extremely low-income residents who are unable to access a subsidized unit or voucher will likely face significant difficulty in finding affordable housing – the median rent in DeKalb County in 2022 was \$1,268 per month, or \$15,216 per year, while residents in the extremely low-income category earn \$32,250 or less for a family of four.

The *DeKalb County Affordable Housing Study* published in 2018 found that a substantial share of the county's affordable housing stock is at risk of loss over the next decade. This includes both subsidized and unsubsidized homes, with the rate of subsidized homes at risk more than twice the national rate.

### **Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section reviews housing costs and affordability in DeKalb County. As Table 32 shows, median home value in DeKalb County was estimated at \$235,300 according to 2013-2017 ACS data. This represents 44% increase in cost since 2009. The most up-to-date data shows that by 2022 median home value had risen further to \$301,100, a 28% increase in just five years and an 85% increase since 2009. Median rent in DeKalb County was \$1,027 per month in 2017, representing a 27% increase since 2009; between 2017 and 2022 median rent increased further to \$1,464 per month, an additional 43% increase since 2017 and an overall 82% increase since 2009. In contrast, Georgia minimum wage has not increased since the year 2009.

The most acute housing need in DeKalb County is the availability of affordable rental housing. According to the National Low Income Housing Commission’s annual Out-Of-Reach Report, renters earning 30% AMI or less in 2023 would be able to afford a maximum rental payment of \$776 per month, while renters earning minimum wage would only be able to afford a maximum monthly rental payment of \$377 without becoming cost burdened. In contrast, 2022 ACS data shows that only 12.9% of all available rental units cost less than \$1,000 per month, and that just 3.3% cost less than \$500 per month. This is a significant decrease in unit affordability since the year 2017, as shown in Table 34.

In 2018, DeKalb County commissioned a study by Emory University professors to evaluate housing affordability. The *DeKalb County Affordable Housing Study* found that the major housing problem low- and moderate-income households is housing affordability. Overall, approximately 40% of all DeKalb households had a housing affordability problem. As discussed above, housing affordability has only decreased further since 2018, intensifying concerns that the County may soon be inaccessible to residents earning less than 50% AMI.

Public engagement conducted as part of the Consolidated Plan process indicates a need for rental assistance and foreclosure prevention, which also points to the issue of affordability. Ability to afford housing is tied to other needs identified in the community, including homelessness, housing and services for people with disabilities, senior housing, and availability of housing for people re-entering the community from long-term care facilities or other institutions.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	163,000	235,300	44%
Median Contract Rent	806	1,027	27%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	7,910	8.0%
\$500-999	47,392	47.8%
\$1,000-1,499	35,399	35.7%
\$1,500-1,999	6,695	6.8%
\$2,000 or more	1,729	1.7%
<b>Total</b>	<b>99,125</b>	<b>100.0%</b>

**Table 30 - Rent Paid**

Data Source: 2013-2017 ACS

### Housing Affordability

<b>Number of Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	4,290	No Data
50% HAMFI	20,864	14,241
80% HAMFI	65,852	36,232
100% HAMFI	No Data	51,290
<b>Total</b>	<b>91,006</b>	<b>101,763</b>

**Table 31 – Housing Affordability**

Data Source: 2013-2017 CHAS

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	1,345	1,375	1,553	1,890	2,308
High HOME Rent	888	952	1,106	1,313	1,445
Low HOME Rent	697	747	897	1,036	1,156

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

Table 34 estimates the number of units in DeKalb County affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 8 of the Needs Assessment.

According to CHAS estimates, there are 23,754 renters with incomes under 30% HAMFI, but only 4,290 rental units affordable at that income level are reported in Table 35. Thus, there is insufficient rental housing for households with very low incomes. There appear to be a sufficient number of renter units

affordable to renter households at other income levels. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because it is occupied by a higher income household.

There are an estimated 22,722 owner households with incomes at or below 50% HAMFI in DeKalb County, but Table 35 reports only 14,241 owner units affordable at that income level, suggesting a deficit of affordable owner-occupied units. As with rental housing, these figures do not take into account housing size or condition, or the possibility that higher income households will choose to occupy lower cost units.

The National Low Income Housing Coalition's Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. To afford a two-bedroom rental unit at DeKalb County's Fair Market Rent (FMR) of \$1,553 without being cost burdened, a household would require an annual income of \$62,120 or an hourly wage of \$29.87. The median renter income in DeKalb County is only \$52,726, meaning that the average two-bed rental unit is not affordable to the average renter. Additionally, Georgia's minimum wage is only \$7.25 per hour, meaning that a person would have to work 165 hours per week in order to afford an average two-bedroom rental unit. This equates to four full-time minimum wage jobs for a single householder, or two full-time minimum wage jobs each for a household with two wage earners.

The 2018 *DeKalb County Affordable Housing Study* found that the biggest shortage of affordable housing existed at the lowest income levels. More than nine out of ten extremely low income (0-30% areawide median income or AMI) households in DeKalb County had an affordability problem with more than eight out of ten reporting they were severely cost-burdened. A similar share of very low income (30-50% AMI) households reported a housing affordability problem with nearly half considered to be severely housing cost-burdened.

### **How is the affordability of housing likely to change considering changes to home values and/or rents?**

As discussed previously in this section, costs for both renters and homeowners in DeKalb County have risen rapidly since 2009 and particularly within the past five years; however, wage growth has not kept pace with the increase in housing costs. A state minimum wage that has remained stagnant since 2009 while housing costs have risen more than 80% in this same time period is particularly concerning. Without targeted action to both increase area wages and temper increases in housing costs, housing in DeKalb County will continue to become increasingly unaffordable.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Table 35 above shows HUD Fair Market Rents and HOME rents for DeKalb County. The median contract rent of \$1,027 is below the fair market for rent for an efficiency housing unit. With about 56% of rents in DeKalb under \$1,000 per month, rental housing may be available at fair market rents for smaller units, but larger units may be more challenging.

Note that this data does not reflect housing condition, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit.

**Discussion**

**N/A**

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

This section examines the condition of housing in DeKalb County, including the presence of selected housing conditions: (1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. These conditions are designated as housing problems by HUD. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

According to 2013-2017 ACS estimates, nearly one-quarter of owner units and just over half of rental units have one of the selected housing conditions. CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. About 3% of renter units have two or more selected conditions, and less than 1% have three conditions. For owners, under 1% of units have two or three conditions. Rental units being more likely to have multiple conditions indicates that rental units are more prone to substandard physical conditions such as overcrowding or lack of complete kitchen or plumbing facilities.

Age of housing reflects periods of development in DeKalb County. There are nearly 25,000 more owner units than renter units in the County, and renter units tend to be slightly newer than owner units. 50% of owner units were built after 1980, while 54% of renter units were built in this time. Otherwise, the pattern of ages of both renter and owner units are similar. A significant number were built between 1950 and 1979 (44% for owners and 42% for renters), and a much smaller share were built prior to 1950 (6% for owners and 4% for renters). While some older homes may be well-maintained, the considerable share of housing built prior to 1980 indicates potential current or near future need for rehabilitation assistance. Additionally, housing units built prior to 1978 are typically at risk of lead-based paint exposure.

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

For the purpose of this Consolidated Plan, the DeKalb County defines units to be in “standard condition” if they meet HUD Section 8 housing quality standards. A unit is defined as “substandard” if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is “substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems but will have sufficient systems to allow for clean water and adequate waste disposal.

There are an estimated 41,249 vacant housing units in DeKalb County. The County does not have counts of units that are substandard, substandard but suitable for rehabilitation, abandoned, or real estate

owned (REO properties), as this would require evaluating units on a house-by-house basis. In general, however, units with more than one substandard condition and older units are more difficult to rehabilitate. A rough assessment of conditions can be made by considering housing age and absence of basic amenities.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,780	23%	50,560	51%
With two selected Conditions	482	0%	2,794	3%
With three selected Conditions	60	0%	70	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	94,410	76%	45,730	46%
<b>Total</b>	<b>123,732</b>	<b>99%</b>	<b>99,154</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,688	20%	19,148	19%
1980-1999	37,079	30%	34,544	35%
1950-1979	54,140	44%	41,694	42%
Before 1950	7,850	6%	3,749	4%
<b>Total</b>	<b>123,757</b>	<b>100%</b>	<b>99,135</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2013-2017 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	61,990	50%	45,443	46%
Housing Units build before 1980 with children present	16,194	13%	7,622	8%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)



## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
 PLAN\_SECTION\_ID=[1313801000]>

## Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 39 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under age 6. As shown, this includes 16,194 owner-occupied units (or 13% of total owner-occupied housing) and 7,622 renter-occupied units (or 8% of total renter-occupied housing) with at least two risk factors for exposure to lead-based paint.

## Discussion

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Residents in DeKalb County are supported by the Housing Authority of DeKalb County, the Housing Authority of the City of Decatur, and the Housing Authority of the City of Lithonia. According to HUD’s 2023 A Picture of Subsidized Housing (APSH) data, together, these housing authorities provide a total of approximately 9,977 publicly supported housing units in the county. Vouchers account for the vast majority of these subsidized units (95.4%), with 7,114 Housing Choice Vouchers and 2,405 Project Based Section 8 Vouchers. The remaining subsidized units in the county consist of 75 traditional public housing units, 354 Section 202 Supportive Housing for the Elderly units, and 29 Section 811 Supportive Housing for Persons with Disabilities units.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	615	4,897	6	4,252	3,015	1,333	684
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority of the City of Lithonia and the Housing Authority of the City of the Atlanta, GA operate 3 public housing developments in the County.

## Public Housing Condition

Public Housing Development	Average Inspection Score
East Lake Highrise	96
Unnamed project at 6813 Parkway Dr	74
Columbia Village	91

Table 38 - Public Housing Condition

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary, and in good repair. Inspections are scored using a scale of 1 to 100. A passing score for a REAC Physical Inspection is 60 or above.

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Based on the inspection results presented above, all public housing developments in the County are passing. However, the unnamed project at 6813 Parkway Dr, Lithonia, GA 30058 managed by the Housing Authority of the City of Lithonia may need several repairs based on its inspection score.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

HADC has a variety of goals and programs targeted at improving the living environment of its residents. Although the HADC's residents are voucher-holders and reside in scattered locations throughout the county, the HADC nevertheless works to improve the conditions of their communities and the quality of neighborhood and housing choices available within the voucher program. For example, HADC strives to de-concentrate poverty by identifying the areas of DeKalb County to be targeted for enhancing the HCV program, providing marketing and outreach to both families and landlords. Further, the HADC continues informal partnerships with human services agencies to help facilitate the transition of families from living in low-income neighborhoods into non-traditional areas, such as north DeKalb County. DHA similarly focuses on increasing the variety of available housing choices, partly by using an increased payment standard to spur affordable choices even in more expensive areas.

Both HADC and DHA employ efforts to reduce crime by tracking and reporting crime statistics and by enhancing security features at their properties.

### **Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

A range of facilities provide housing and services to support people experiencing homelessness in DeKalb County, including emergency, transitional, safe haven, and permanent supportive housing. Using data available from the Continuum of Care and from DeKalb County, this section provides an overview of shelter facilities, housing, and mainstream and other services that aim to meet the needs of people experiencing homelessness in the County.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	136	0	29	516	0
Households with Only Adults	34	57	3	726	0
Chronically Homeless Households	0	0	0	276	0
Veterans	0	0	0	543	0
Unaccompanied Youth	0	0	0	18	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

2023 HIC for DeKalb County

**Data Source Comments:**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mercy Care, Atlanta's only Health Care for the Homeless program, offers comprehensive health services on a sliding fee scale if uninsured, services are free of charge with a homeless verification letter.

Hope Haven DeKalb offers:

- Life skills training program that is open to anyone in DeKalb County who is homeless, formerly homeless or at risk of becoming homeless. This program includes psychiatric care, counseling, wellness programs, life skills classes, daily living skills training, vocational programs, meals, home visits, referrals and follow-up.
- Youth trauma program that provides group therapy and experiential therapy to homeless youth.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The Decatur Cooperative Ministry offers homelessness alleviation and prevention services to at-risk and homeless residents of DeKalb County. These services include:

- Emergency night shelter
- Hotel/motel vouchers
- Transitional housing
- Rapid rehousing services
- Case management services
- Food pantry and food cooperatives
- Financial management courses

A Home for Everyone in DeKalb offers rapid rehousing services

The Housing Authority of DeKalb County offers Emergency Housing Vouchers (EHVs)

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section describes the housing and social service needs of special needs populations in DeKalb County, including the elderly and frail elderly, people with disabilities, residents with diagnosis of HIV/AIDS, residents with substance use or mental health disorders, and survivors of domestic violence.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### **Elderly and Frail Elderly**

According to 2018-2022 American Community Survey estimates, about 13% of DeKalb County's population is elderly (age 65 and over) and about 5% of the population is considered frail elderly (age 75 and over). About 33% of individuals aged 65 and over have one or more disabilities (from ACS Table S1810).

### **People with Disabilities**

According to 2018-2022 American Community Survey estimates, about 12% of DeKalb County residents have one or more disabilities. Most common are ambulatory, independent living, and cognitive difficulties, which impact 5-6% of the population. Hearing, vision, and self-care difficulties are less common, impacting about 2-3% of the population.

### **People with HIV/AIDS and Their Families**

According to AIDSvu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 1,443 out of every 100,000 people in DeKalb County were living with HIV as of 2021. Further, 54 out of every 100,000 people living in the County were newly diagnosed with HIV in 2021.

### **Persons with Alcohol or Drug Addiction**

Based on 2016-2018 data from the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA), approximately 4.5% of individuals aged 12 or older in Georgia's Substate Region 3, which includes DeKalb County, have alcohol use disorder. On a broader scale, approximately 8.5% of Georgia's population aged 12 or older has experienced drug use disorder in the past year based on 2021 estimates.

### **Survivors of Domestic Violence**

The Centers for Disease Control estimates that about 33% of women and 17% of men in Georgia have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes, according to its National Intimate Partner and Sexual Violence Survey State Report released in

2017. Applying these figures to DeKalb County's population at the time estimates that approximately 127,748 women and 59,321 men in DeKalb County have experienced any intimate partner violence in their lifetimes.

### **Specialized Housing and Services**

Specialized housing addresses the needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. The Housing First model emphasizes that supportive services should not be required for people to access housing.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Leverage HOME funds to assist in the development of 400 units of rental housing that are affordable low- and moderate- income households. Rental development may be new construction, acquisition and rehabilitation, or rehabilitation of existing structures. 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.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

In 2018, DeKalb County commissioned a Housing Affordability Study from Emory University's Policy Analysis Laboratory to better understand the county's affordable housing challenges. The study's findings underscored the degree to which housing affordability impacts DeKalb County residents, reporting that 20% of the county's households are cost burdened (spending between 30% and 50% of their incomes on housing) and another 19% severely cost burdened (spending more than 50% of their incomes on housing costs). Taken together, four in ten county residents face a housing affordability challenge. A variety of factors, some of them matters of public policy, limit the production and availability of affordable housing options. These factors include expiring subsidies or affordability periods, zoning and land use regulations, and the allocation priorities for CDBG funds.

The County's 2018 Housing Affordability Study again highlighted the importance of expiring subsidies or affordability requirements to the preservation of existing affordable units. The high level of need for affordable housing in DeKalb County is compounded by a shrinking inventory of affordable units. This is largely because significant numbers of housing units that were previously developed are aging out of the affordability restrictions tied to the subsidies that created the units. For example, housing developed under the Low-Income Housing Tax Credit (LIHTC) program accounts for the majority of subsidized affordable housing available on the private market. Typically, these developments must remain affordable for 30 years as a condition of the tax credits received by the developer. As developments approach the 30-year mark, they may exit the program and are no longer beholden to affordability restrictions; as units turn over, the rents are likely to adjust to market rates. The Housing Affordability Study found that:

*In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed.*

The effect of expiring affordability periods can be mitigated through public refinancing options that allow owners of the subsidized developments to make repairs and renovations with low-interest loans that require the affordability requirements to remain in place. Programs and local capital for this purpose are needed to prevent a dramatic loss in affordable units. Further, new affordable housing projects should be prioritized when they comply with extended affordability restrictions or even deed-restricted permanent affordability provisions.

Previous research into the County's zoning code and land use regulations indicates significant potential barriers to affordable housing development, including exclusionary zoning (i.e. heightened design standards requiring costlier development approaches) and limited land available for multifamily development. Concurrent with development of this Consolidated Plan the County is preparing a new



Analysis of Impediments to Fair Housing Choice that will re-examine the impact of zoning on affordability; this research will likely indicate additional details related to zoning and land use barriers.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section outlines employment, labor force, and educational attainment data that informs the Consolidated Plan’s priorities and goals.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	281	178	0	0	0
Arts, Entertainment, Accommodations	31,980	20,901	16	13	-3
Construction	6,998	9,242	3	6	3
Education and Health Care Services	40,827	29,677	20	19	-1
Finance, Insurance, and Real Estate	16,104	7,415	8	5	-3
Information	10,725	5,643	5	4	-1
Manufacturing	14,031	12,795	7	8	1
Other Services	6,949	7,440	3	5	2
Professional, Scientific, Management Services	25,133	13,667	12	9	-3
Public Administration	2	0	0	0	0
Retail Trade	28,152	26,767	14	17	3
Transportation and Warehousing	14,007	15,085	7	10	3
Wholesale Trade	10,660	9,129	5	6	1
Total	205,849	157,939	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	326,951
Civilian Employed Population 16 years and over	303,055
Unemployment Rate	7.31
Unemployment Rate for Ages 16-24	20.17
Unemployment Rate for Ages 25-65	5.16

**Table 41 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	79,140
Farming, fisheries and forestry occupations	11,104
Service	28,944
Sales and office	66,085
Construction, extraction, maintenance and repair	17,540
Production, transportation and material moving	18,750

**Table 42 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	117,538	44%
30-59 Minutes	114,219	43%
60 or More Minutes	36,743	14%
<b>Total</b>	<b>268,500</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2013-2017 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	19,394	2,240	11,715

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	50,625	5,629	20,085
Some college or Associate's degree	69,755	4,518	16,660
Bachelor's degree or higher	117,405	5,100	14,815

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,395	3,971	4,637	5,861	5,021
9th to 12th grade, no diploma	7,629	5,942	4,588	8,393	5,788
High school graduate, GED, or alternative	16,570	20,273	17,845	38,185	18,769
Some college, no degree	14,550	19,920	15,154	28,960	13,133
Associate's degree	3,322	6,768	6,428	13,803	5,778
Bachelor's degree	6,924	27,994	18,504	34,265	14,261
Graduate or professional degree	351	14,059	16,229	26,285	13,199

**Table 45 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	472,847
High school graduate (includes equivalency)	769,415
Some college or Associate's degree	973,527
Bachelor's degree	1,312,001
Graduate or professional degree	1,838,613

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The employment sectors with the largest number of jobs in DeKalb County are education and healthcare services (29,677 jobs or 17% of total jobs), retail trade (26,767 jobs or 15%), and arts, entertainment, and accommodations (20,901 jobs or 12%).

The jobs in which the most residents are employed generally reflect these major employment sectors. The largest number of DeKalb County residents are employed in education and health services (40,827 workers or 18% of total workers), arts, entertainment, and accommodations (31,980 workers or 14%), and retail trade (28,152 or 12%).

**Describe the workforce and infrastructure needs of the business community:**

The Atlanta Regional Commission (ARC) developed a Comprehensive Economic Development Strategy (CEDs) in 2022 for the 11-county Economic Development District (EDD), which includes Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Forsyth, Gwinnett, Henry, and Rockdale counties. The CEDs identified needs related to workforce and infrastructure in the region, which included:

- A lack of alignment between job centers, infrastructure investments, and housing decisions contributing to longer commute times and additional costs to low- and moderate-income households
- Stagnant wages contributing to workforce shortages and high turnover
- A lack of infrastructure, investment, and improvement in the southern half of the county particularly
- Only portions of DeKalb County are served by the heavy rail transit system, which may make it difficult for some to reach work centers

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Included in the CEDs are recent company announcements. In DeKalb County, the expansion of several businesses, including Carvana, Blackhall Studios, and Freshly, are projected to bring 5,000+ new jobs to the region. Additionally, the development of the Georgia Air and Space Museum located adjacent to the DeKalb-Peachtree Airport (PDK) is set to bring in an estimated 7,300 jobs to the area. To attract potential employees to these new jobs, livable wages should be offered for all positions.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The CEDs identified educational achievement gaps in the region by race/ethnicity, with the Latino population having the lowest percentage of residents with a post-high school education. Additionally, Black residents were found to earn less than their peers in the same industry. These gaps suggest a need

for workforce development programs tailored towards the needs of low-income persons of color who would benefit from these opportunities the most. The CEDS also identified a strong need for programs that offer youth opportunities in trade, STEM, creative, and finance/technology (fintech) industries. One priority goal of the CEDS is the expansion of broadband and other technology to reduce knowledge and information gaps between low-income residents and their peers.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

WorkSource DeKalb, as a part of WorkSource Metro Atlanta, provides a variety of job services that include career counseling, job training programs, resume and job application assistance, job search workshops, and information on labor market and in-demand careers. Eligible applicants can apply for funding for these programs through the Workforce Innovation and Opportunity Act (WIOA). WIOA-approved job training programs are for industries considered “in demand”, which currently include: advanced manufacturing, healthcare, information technology (IT), skilled trades, and distribution & logistics.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion – N/A**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that have at least one of these housing problems.\

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are many census tracts with a concentration of housing problems scattered throughout DeKalb County. The map below displays the location of such tracts, showing that many of them are located in the central portion of the County. Notably, most of the County's R/ECAP tracts also have a concentration of housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The following map displays the location of DeKalb County residents by race and ethnicity, showing significant concentration of racial and ethnic minorities. White residents are primarily located in the northern and western portions of the County, while Black residents are primarily located in the central, eastern, and southern portions of the County. Hispanic residents, while present throughout the County, show significant clustering in the northwestern portion of the County between Brookhaven and North Druid Hills. Asian and Pacific Islander residents also show clustering in the most northwestern corner of the County east of Sandy Springs.

As discussed at length in NA-30, DeKalb County as a whole has high levels of segregation between white and non-white residents, trending significantly towards more segregated neighborhoods over the past 30 years.

The racial and ethnic composition of neighborhoods with concentrations of poverty is disproportionate relative to the U.S. population overall. According to the U.S. Department of Health and Human Services, Black and Latino populations comprise nearly 80% of the population living in areas of concentrated poverty in metropolitan areas, but only account for 42.6% of the total poverty population in the U.S. Overrepresentation of these groups in areas of concentrated poverty can exacerbate disparities related to safety, employment, access to jobs and quality education, and conditions that lead to poor health.

This study also uses a methodology developed by HUD that combines demographic and economic indicators to identify racially or ethnically concentrated areas of poverty (RECAPs). These areas are defined as census tracts that have an individual poverty rate of 40% or more (or an individual poverty rate that is at least three times that of the tract average for the metropolitan area, whichever is lower)

and a non-white population of 50% or more. Using a metric that combines demographic and economic indicators helps to identify a jurisdiction's most vulnerable communities.

Identification of RECAPs is significant in determining priority areas for reinvestment and services to ameliorate conditions that negatively impact RECAP residents and the larger region. Since 2000, the prevalence of concentrated poverty has expanded by nearly 75% in both population and number of neighborhoods. Poverty is concentrated within the largest metro areas, but suburban regions have experienced the fastest growth in poverty.

In 2022, there were 12 census tracts within DeKalb County that met the definition of a R/ECAP. These tracts may be seen outlined in red in the above map. While some R/ECAP tracts border each other, they are mostly spread throughout the County rather than being located in one specific area.

### **What are the characteristics of the market in these areas/neighborhoods?**

Residents of the neighborhoods described above generally have lower incomes than other DeKalb County residents, as shown below. Median rent in these areas is typically lower than in other census tracts, and home ownership rates are lower, meaning that residents of these areas are more likely to be renters. Property and home values in these areas also tend to be substantially lower than in other areas of the County.

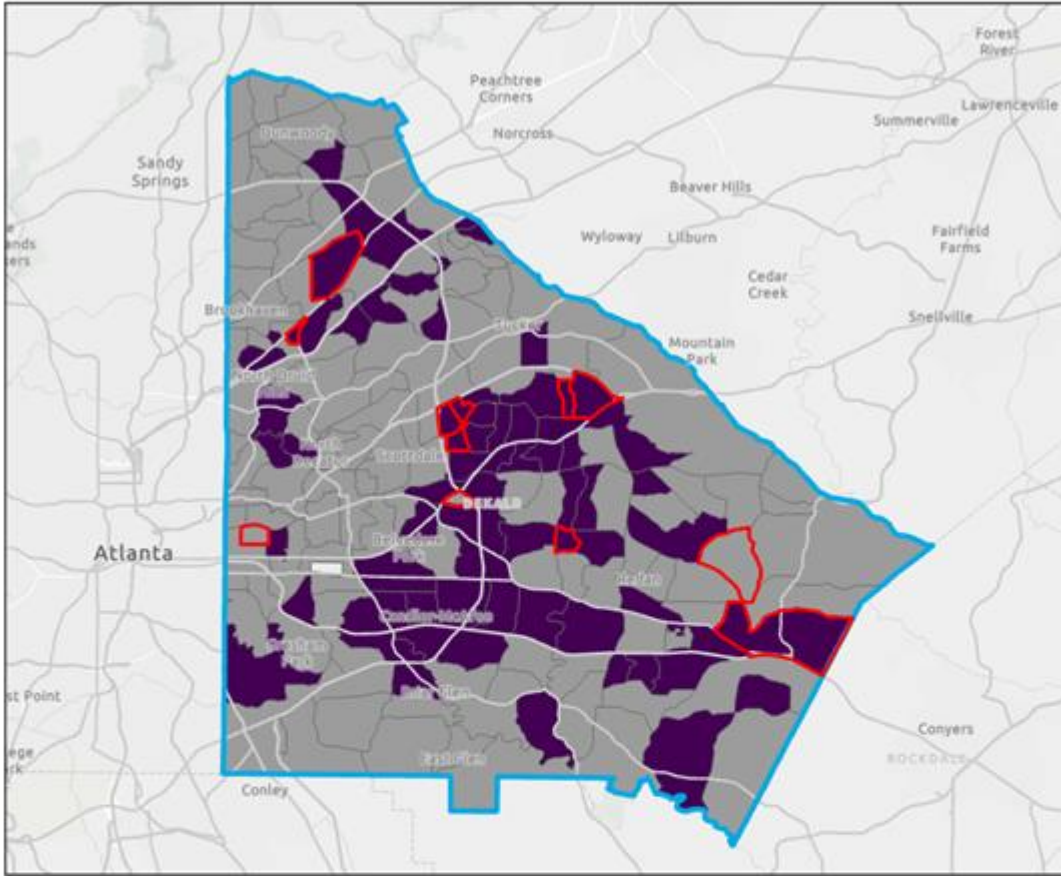
### **Are there any community assets in these areas/neighborhoods?**

Some R/ECAPs are located near areas with various community assets, including access to transportation, fresh food, jobs, and amenities.


### **Are there other strategic opportunities in any of these areas?**

There are some strategic opportunities for developing more affordable housing in particular parts of the county based on market trends such as median rent, median home value, and homeownership rate. Visualizations of these patterns are uploaded below.





**Concentration of Housing Problems**  
by census tract

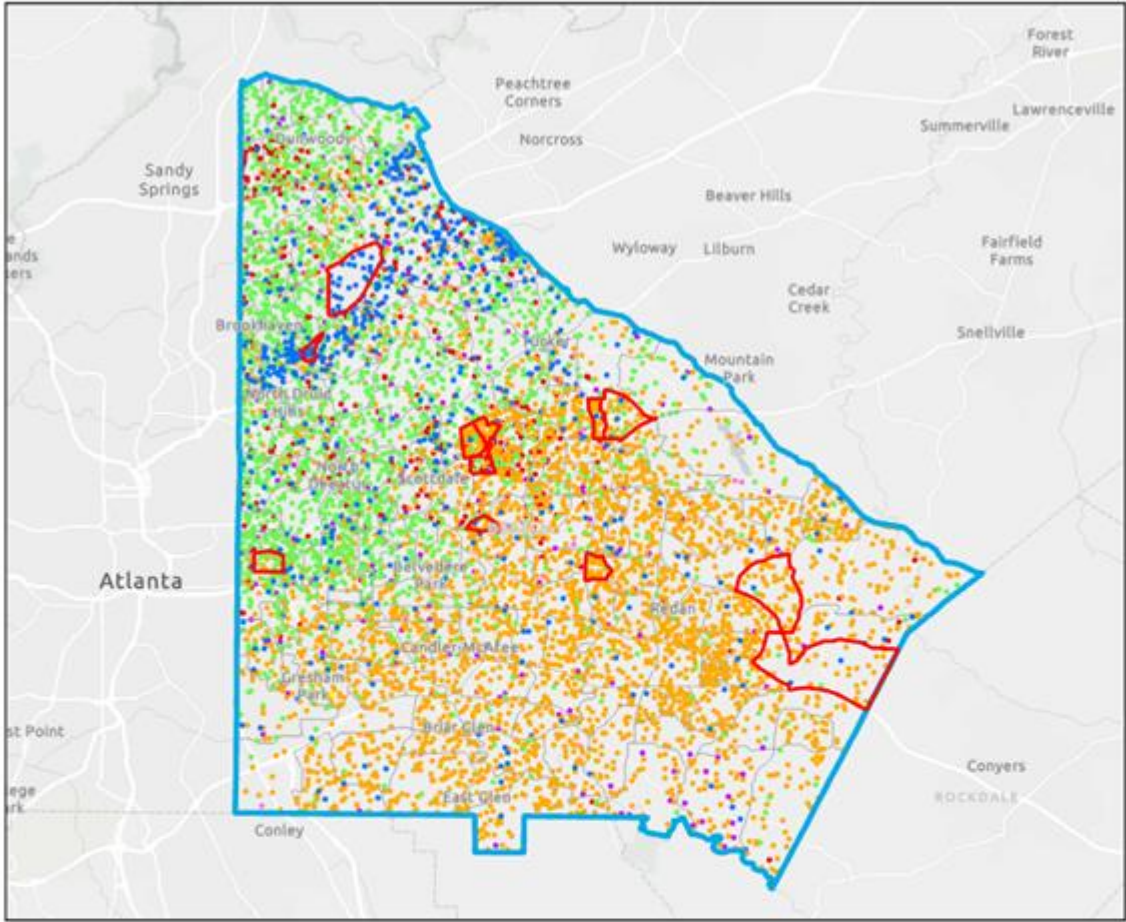
 Tracts where more than 40% of households have one or more housing problems

 R/ECAP tracts

 DeKalb County



**Concentration of Housing Problems in DeKalb County**



### 2022 Race and Ethnicity

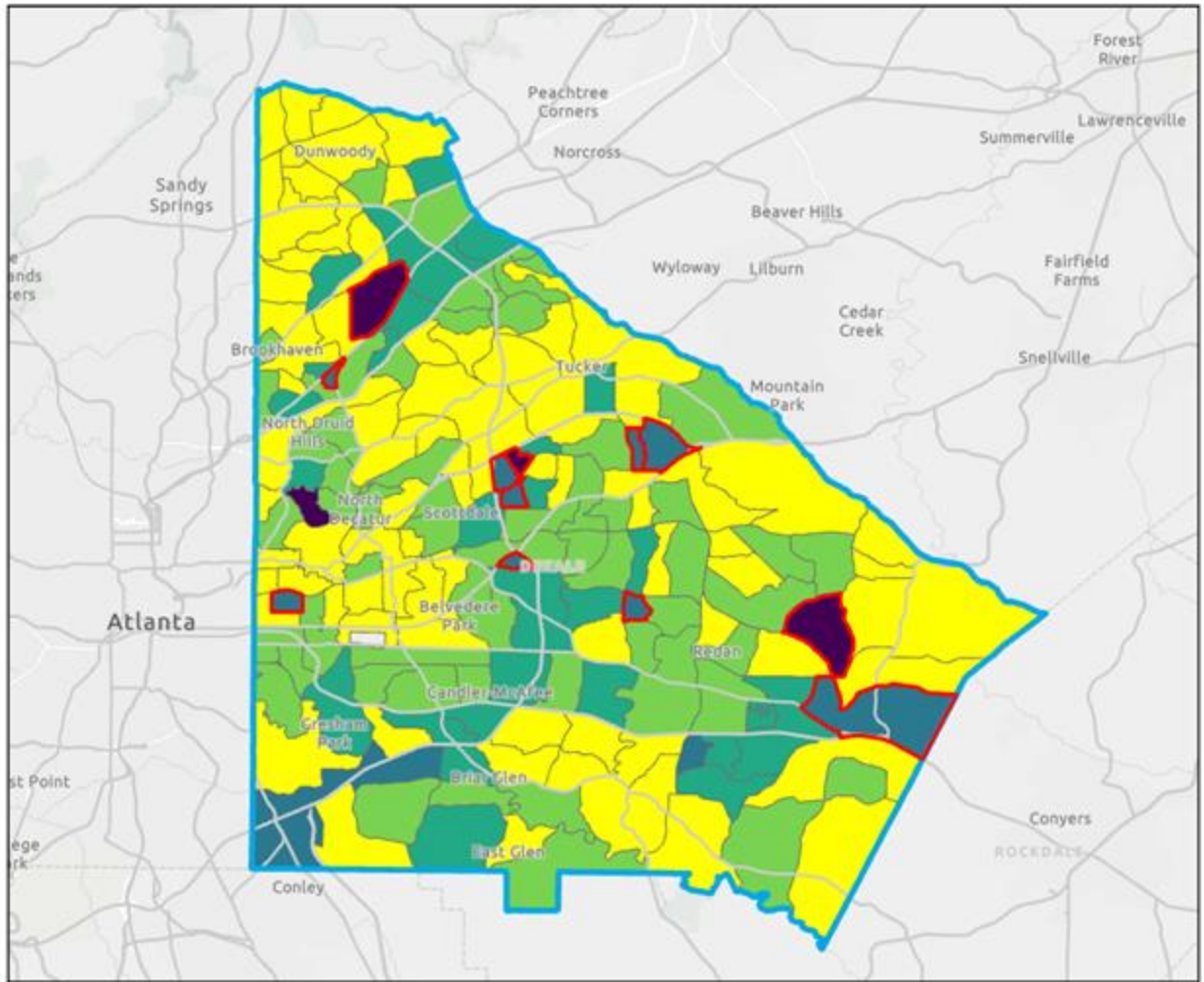
1 dot = 100 people

- Black
- Asian/Pacific Islander
- White
- Native American
- Hispanic/Latino
- Two or more races
- Other

- R/ECAP tracts
- DeKalb County



Population by Race and Ethnicity in DeKalb County, 2022



**Poverty Rates**  
by census tract

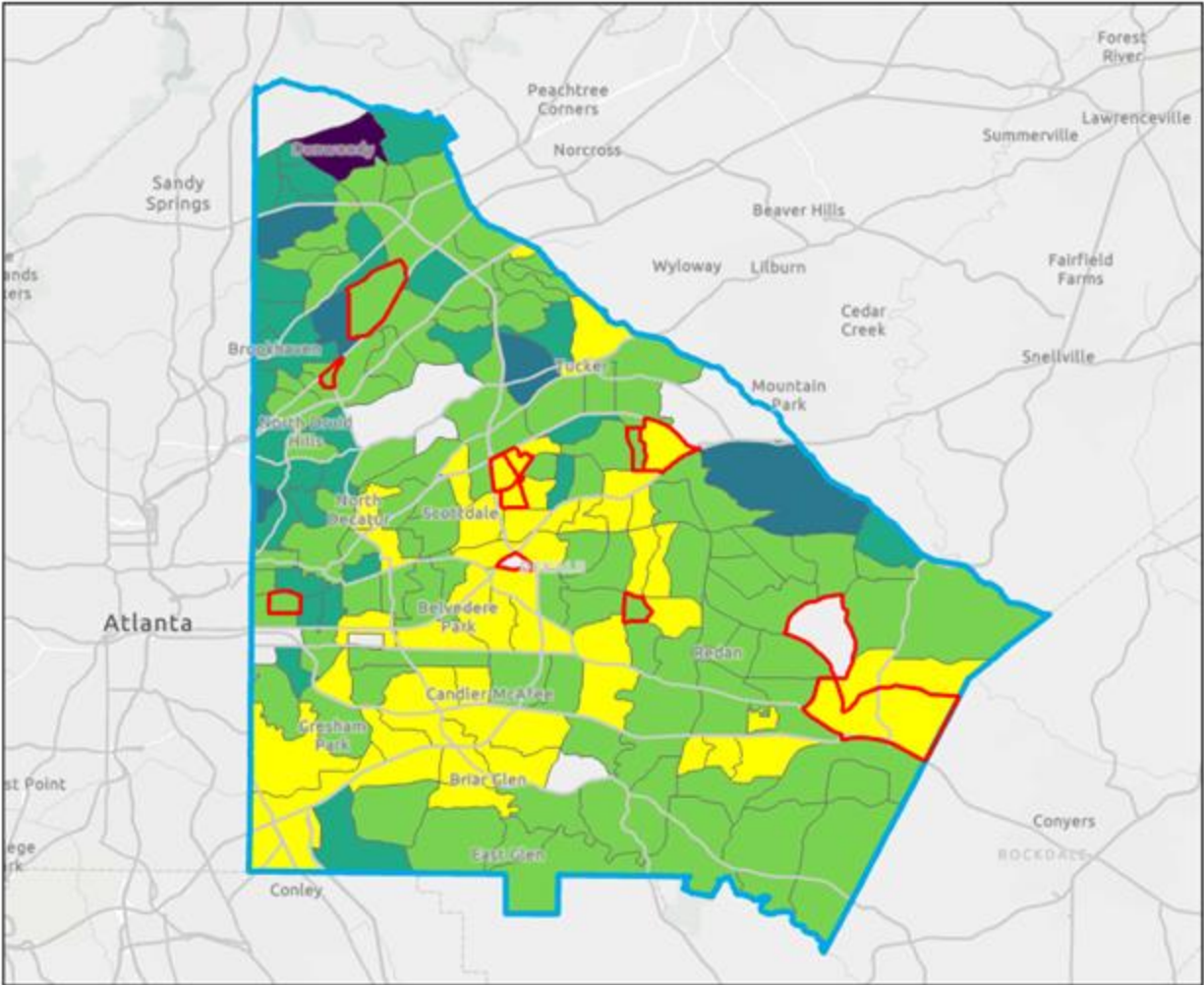


 DeKalb County



**R/ECAPs and Poverty in DeKalb County, 2022**





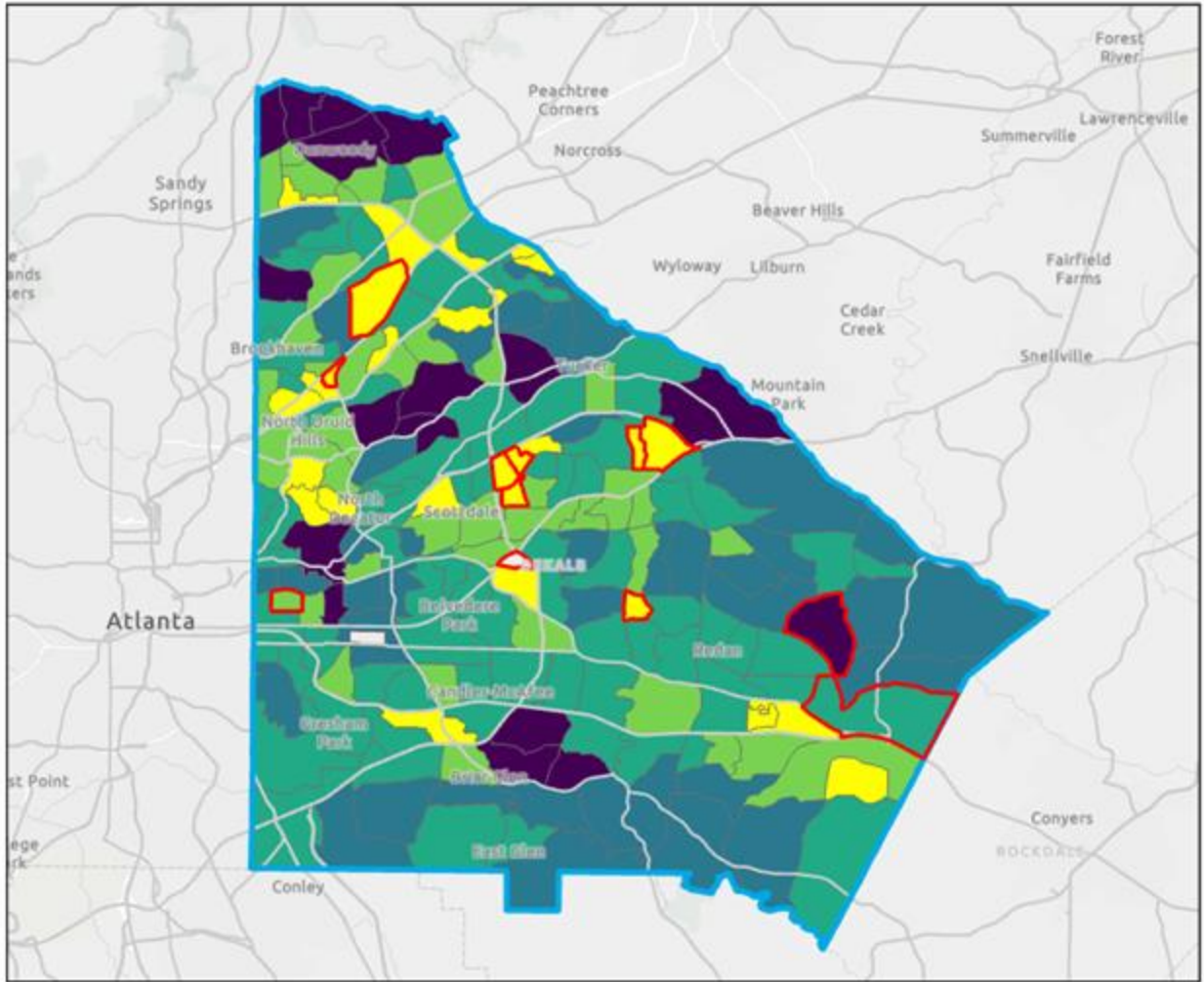
**Median Monthly Rent**



 DeKalb County



**Median Rent in DeKalb County**



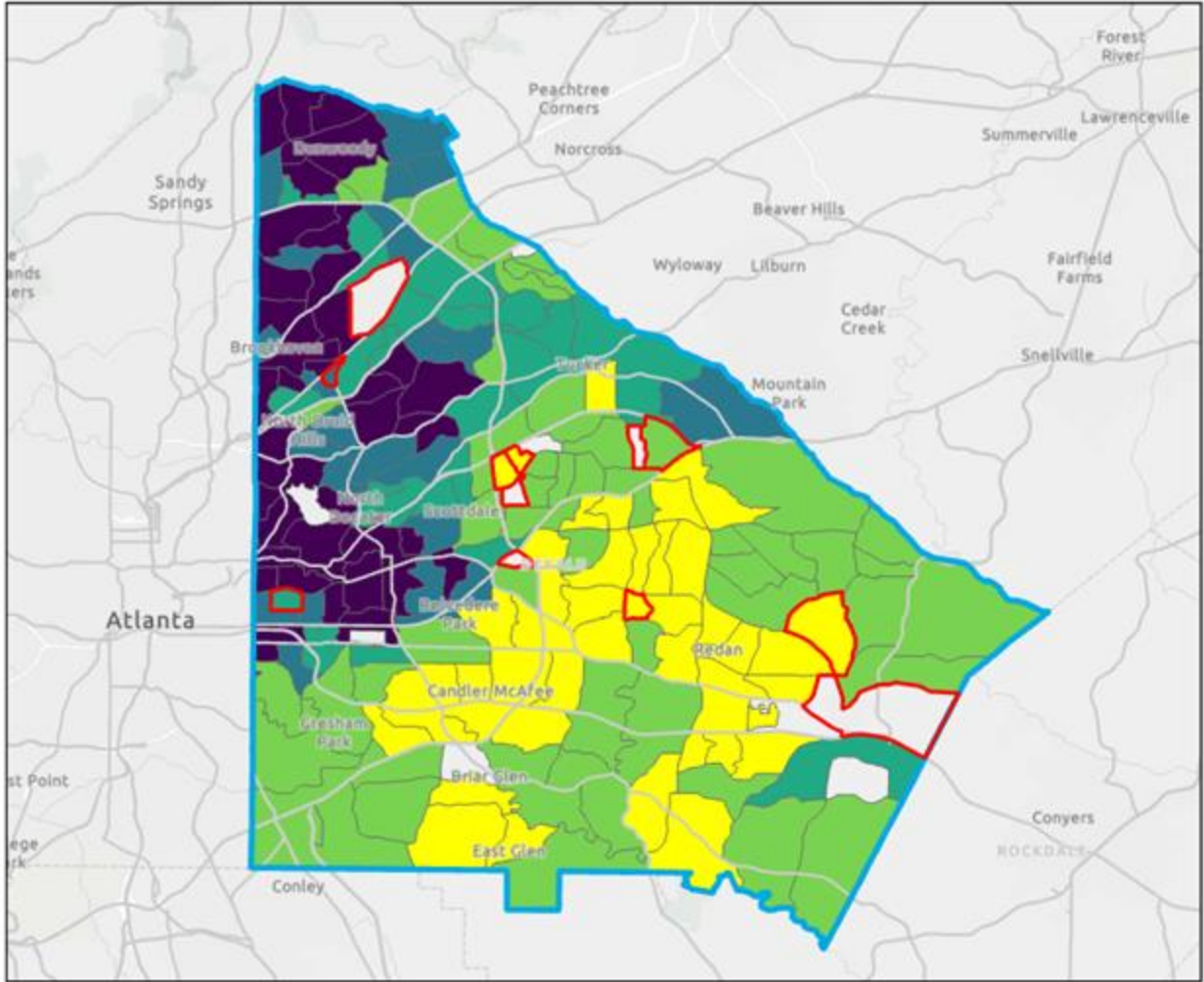
### Home Ownership Rates by census tract



 DeKalb County



Homeownership Rate in DeKalb County



### Median Home Values



 DeKalb County



Median Home Value

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

Disparities in broadband access – particularly for low- and moderate- households – can create a “digital divide” that limits users’ personal and professional opportunities. A 2021 study from the Pew Research Center found that 43% of low-income families did not have access to broadband services at home, and 41% did not have a desktop or laptop computer. This is especially troubling in a post COVID era – A 2020 report from the Pew Research Center noted that 87% of American adults viewed internet access as important or essential in completing daily tasks post COVID , another 2021 Pew report found that 93% of U.S. children relied on internet access for at least some school learning post COVID, while 17% of U.S. teens reported having difficulty completing their homework due to a lack of internet access and 35% reported having to complete homework using a cell phone rather than a computer . Finally, a 2021 report from the International Regional Science Review finds that broadband access is particularly significant in rural areas, and that increased levels of access in turn increase the success and prevalence of local small businesses. With these facts in mind, broadband access is an important factor in building and promoting equity and accessibility among low- and moderate-income residents.

In 2018, the Georgia General Assembly passed SB402, known as the Achieving Connectivity Everywhere (ACE) Act, which created the Georgia Broadband Deployment Initiative. This initiative promotes the deployment of broadband services to underserved areas of Georgia. The state also maintains a Broadband Advisory Committee coordinated by the Georgia Technology Authority, or GTA, which aids in collaboration between agencies and local governments to increase connectivity.

The GTA has additionally produced a Digital Connectivity Plan in November 2023, which outlines planned strategies for overcoming the digital divide. This plan assesses the broadband need level of several unique population groups in Georgia, including low-income populations, or people earning less than 150% of the federal poverty line. The plan reports the following regarding low-income populations in Georgia:

- It is likely that very-low-income households are disproportionately less covered by broadband.
- Low-income populations display the most urgent need for more affordable broadband.

- Low-income populations display the most urgent need for increased device access.

The Georgia Department of Community Affairs maintains a map of broadband coverage by county in the state, which reports that in DeKalb County, there are approximately 382 unserved locations which account for less than 1% of the population.

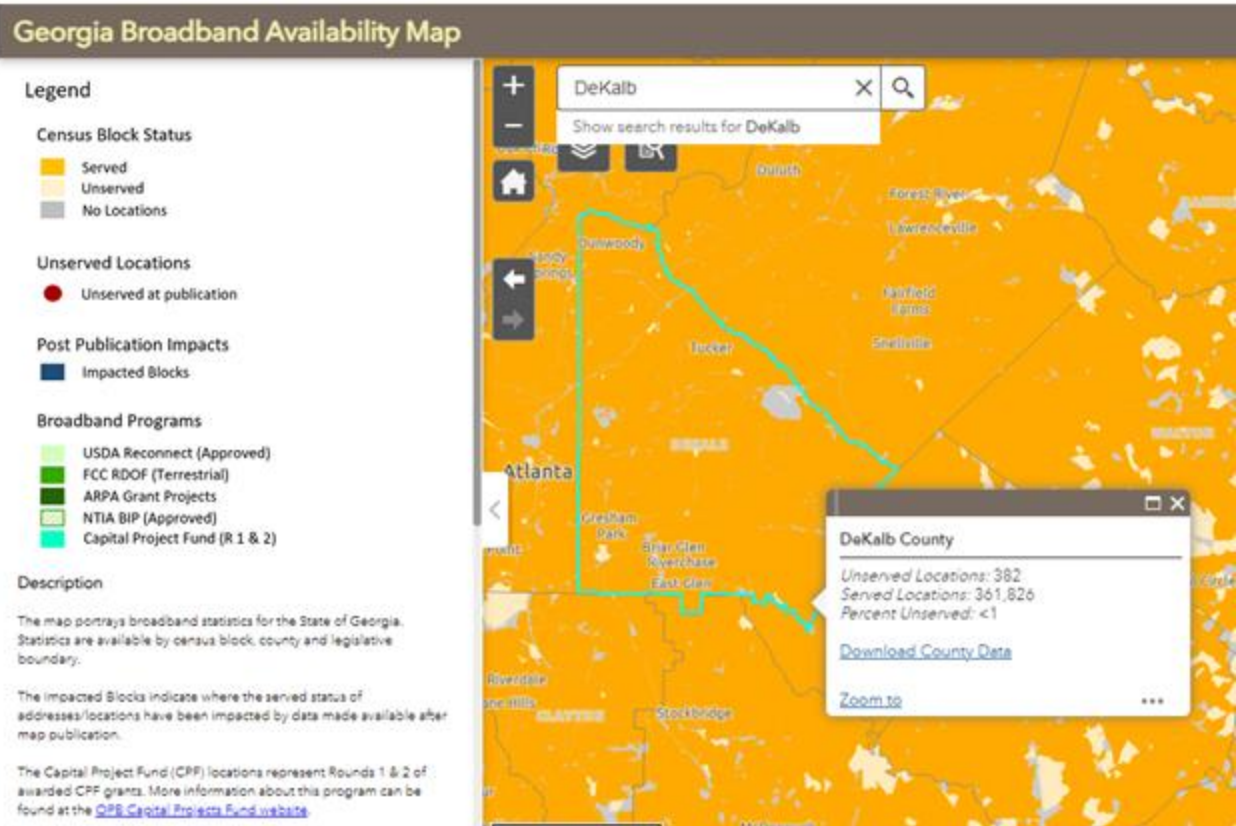
Another source of data on broadband access comes from the website Broadband Now, which exists to help people discover broadband options in every area. This site ranks Georgia 18th out of 50th for high-speed internet access among U.S. states, stating that 94.4% of Georgia residents have access to 25 Mbps broadband; however, only 29.2% of residents have access to low-priced broadband. DeKalb County has slightly higher access rates than Georgia as a whole, likely due to its proximity to Atlanta, with 99% of residents having access to 25 Mbps broadband.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

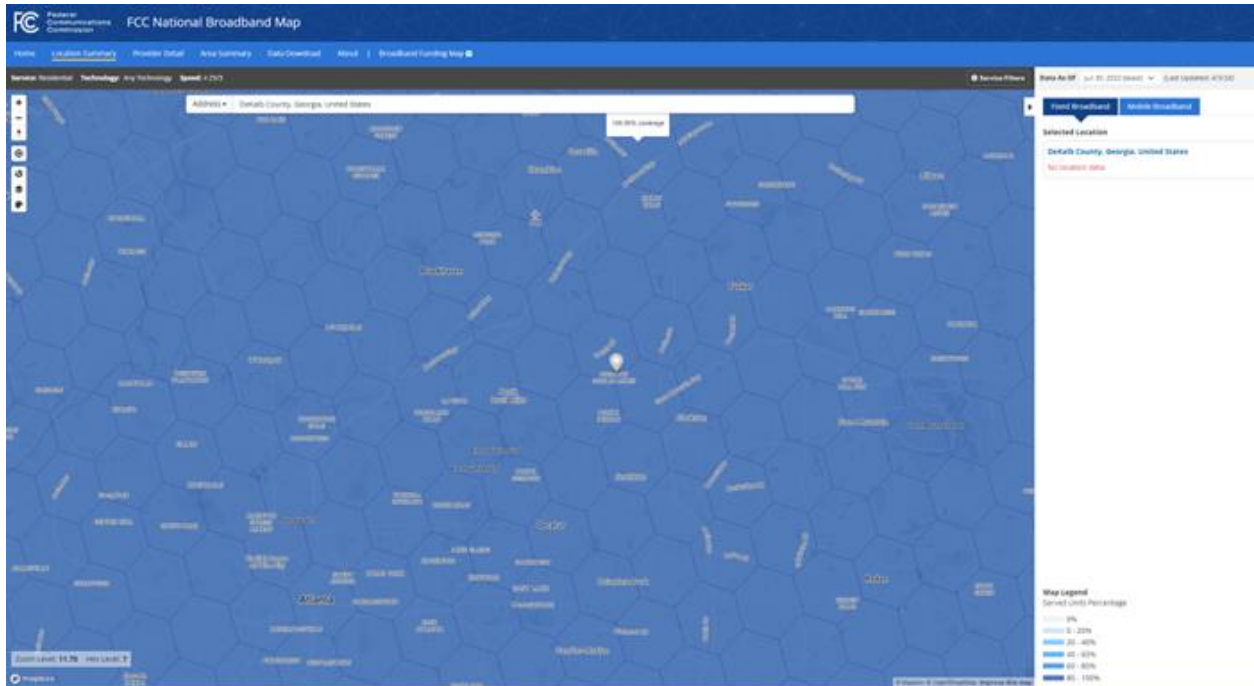
As most Internet Service Providers are reported online by city, rather than by county, it is more difficult at times to assess what providers cover an entire county. The website High Speed Internet Deals lists the following service providers within DeKalb County.

This breakdown shows that there is significant competition for all types of high-speed internet offered within DeKalb County other than wireless, which is typically less desirable.





**Georgia Broadband Availability Map**



**FCC Depiction of High-Speed Internet Coverage in DeKalb County**

**DeKalb County Internet Service Providers**

Source: <https://www.highspeedinternetdeals.com/county/ga/dekalb>

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Hazard mitigation within DeKalb County is conducted through the DeKalb County Emergency Management Agency (DEMA). The plan was most recently updated in 2022 and lists seven potential natural hazards, which are wind, flood, severe winter weather, drought, wildfire, earthquake, and extreme heat. The plan assesses the potential severity of each hazard through factors such as potential location and extent, previous occurrences, probability of future recurrence, and vulnerability of community assets. This section will explore the seven hazards listed within the DEMA Hazard Mitigation Plan through these factors.

#### **Wind**

Wind events covered in the DEMA Hazard Mitigation Plan include straight line winds (including thunderstorms), tropical storm winds, and tornadoes. The plan notes that all areas of the County are susceptible to winds events. Based on the prevalence of past wind events, the plan states that there is a high likelihood of at least one wind event occurring per year in the County.

The primary risks of wind hazards include damage to buildings, crops, and properties and threats to life or safety for residents. Wind events in the past have resulted in all of these outcomes within DeKalb County since 1950. Low-income or otherwise disadvantaged residents may be particularly susceptible to adverse effects from wind hazards, as they are more likely to live in sub-standard housing and have fewer access to resources necessary to avoid or recover from natural disasters.

#### **Flood**

Flood events covered in the DEMA Hazard Mitigation Plan include inland flooding (including flash flooding) and dam failure. As this plan discusses natural hazard risks, this section will focus on inland flooding.

Inland flooding may occur when an area receives an unusual amount of precipitation in a short period of time and existing systems are insufficient to handle water runoff, or when an existing body of water, such as a river, overflows its usual boundaries (usually also due to intense precipitation). Based on the prevalence of past flooding events, the plan states that there is a high likelihood of at least one flooding event per year within DeKalb County.

The primary risks of flood hazards include damage to buildings, crops, and property, threats to life and safety of residents, and potential health hazards from standing water and/or interrupted sewer systems. Residents and businesses located in or near flood zones are at greater risk of adverse effects from flooding. Low-income residents are especially vulnerable due to a higher likelihood of living in or near a flood zone. Additionally, historically redlined communities have recently been found to have higher risks of flooding, which is relevant to DeKalb County.

## **Severe Winter Weather**

Severe winter weather events covered in the DEMA Hazard Mitigation Plan include extreme cold, ice storms, heavy snow, and winter storms. The plan notes that severe winter weather may occur anywhere within DeKalb County. Based on the prevalence of past severe winter weather events, the plan states that is highly likely that at least one event will occur every year within the County.

The primary risks of severe winter weather include damage to infrastructure, impacts on transit, and, in extreme cases, threats to life or safety of residents. No injuries or deaths have been reported in DeKalb County as a result of severe winter weather. While all areas of the County are equally vulnerable to this hazard, low-income residents are more likely to be at risk due to a higher likelihood of living in substandard housing.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

In its September 2021 report “Climate Change and Social Vulnerability in the United States,” the US EPA identifies low-income earners, minorities, elderly adults, and persons with less than a high school diploma as “socially vulnerable.” Socially vulnerable persons are described as having a reduced capacity to “cope with and recover from climate change impacts”, and socially vulnerable groups are described as more likely to live in poorer neighborhoods with lower elevations and poorly maintained infrastructure. The 2018-2022 ACS estimated that over 100,000 people in DeKalb County are living below the poverty line. Additionally, mobile home residents, who are more likely to be low-income, are especially vulnerable to climate related hazards, particularly wind events. The 2018-2022 ACS estimates that there are approximately 2,147 mobile homes in DeKalb County.

## **Hazard Risks Continued**

### **Drought**

The DEMA Hazard Mitigation Plan notes that drought normally occurs seasonally in DeKalb County, but that unusually long or severe periods of drought have the potential to become a natural hazard to any part of the County. Based on the prevalence of previous severe drought events, the plan states that it is likely that DeKalb County will experience at least one such event per year in the future.

The primary risks of severe drought include damage to crops and livestock, a negative impact on the public water system, and a heightened risk of wildfire. More rural areas of the County may be at particular risk due to these factors. Drought does not typically pose a health or safety risk to residents unless the drought becomes so severe that the public water supply is compromised, which is highly unusual in developed areas.

### **Wildfire**

Wildfires are a somewhat unique natural hazard due to their ability to both cause and be caused by other natural disasters. Wildfires may be caused or exacerbated by drought, wind, or lightning, and may

in turn cause events like flash flooding or landslides. The DEMA Hazard Mitigation Plan notes that all of DeKalb County has a relatively equal risk of wildfire damage and that, based on prevalence of previous wildfire events, it is highly likely that the County will have at least one wildfire event per year in the future.

The primary risks of wildfire are damage to livestock, crops, property, buildings, and infrastructure, and threats to life or safety for residents. People with health conditions such as asthma or COPD are at greater risk of negative health impacts from wildfire stemming from smoke inhalation, and low-income residents may be more at risk due to lower access to resources needed to leave in the event of a recommended or mandatory evacuation.

### **Earthquake**

The DEMA Hazard Mitigation Plan notes that Georgia is not typically known for seismic activity but has experienced minor to moderate earthquakes in the past. Based on prevalence of past events the plan states that it is likely that an earthquake event will occur within 250 miles of DeKalb County in a given year, but that is unlikely that such an event would result in damage or injuries.

The primary risks of earthquake include damage to property, buildings, and infrastructure, as well as threats to life or safety of residents; however, as noted above, earthquakes occurring in this part of the country are typically minor and pose no threat. In the event of a major earthquake, low-income communities may be at greater risk of adverse effects due to a higher likelihood of living in substandard housing.

### **Extreme Heat**

The DEMA Hazard Mitigation Plan defines a heat wave as a period of abnormally hot weather lasting more than two days and notes that extreme heat can occur anywhere within DeKalb County. The plan also notes that based on prevalence of previous events it is highly likely that an extreme heat event will occur in DeKalb County in a given year.

The primary risks of extreme heat are damage to infrastructure, such as roads or electric grids, and threats to the health and safety of residents. Very young and elderly residents are more susceptible to adverse health effects from heat, and low-income residents are likely to be at greater risk due to a greater likelihood of substandard housing conditions.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The mission of the DeKalb County Community Development Department is:

- To strengthen families and individuals, including youth and senior adults, to achieve self-sufficiency and attain the highest quality of life to the maximum extent feasible.
- To develop viable urban communities principally benefiting low to moderate income persons.
- To work collaboratively with nonprofit agencies, government entities at all levels, the business community, the faith community, residents, and schools.

The County employs strategic partnerships and leveraging strategies to implement Consolidated Plan activities. This approach brings together a variety of entities with the most appropriate skills to address the County's most critical needs, including affordable housing, public infrastructure and facility improvements, public and human services, and expanded economic opportunities for low- and moderate-income persons. The Community Development Department initiates strategic planning for the development of viable urban communities, evaluates proposals and recommends appropriate HUD funding, and monitors activities to meet regulatory compliance.

This Strategic Plan will guide the allocation of CDBG, HOME, and ESG funding during the 2024-2028 planning period to fulfill the Department's mission and meet the County's most critical needs. Goals for the five-year period focus on a number of high priority needs identified through data analysis, community input, consultation with County staff, municipalities, and other public agencies, and review of relevant recently completed plans and studies.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Buford Highway Area (Chamblee and Doraville)
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Concentration of Low- and Moderate-income areas
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	Candler/McAfee Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Concentration of Low- and Moderate-income areas
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Countywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Concentration of Low- and Moderate-Income Areas
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>4</b>	<b>Area Name:</b>	Memorial Drive (Clarkston and Stone Mountain)
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Concentration of Low- and Moderate-Income areas
	<b>Identify the neighborhood boundaries for this target area.</b>	



	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>5</b>	<b>Area Name:</b>	Scottsdale Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Concentration of Low- and Moderate-income areas
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>6</b>	<b>Area Name:</b>	Urban County - Municipalities
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Incorporated municipalities within DeKalb County

<b>Identify the neighborhood boundaries for this target area.</b>	
<b>Include specific housing and commercial characteristics of this target area.</b>	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Over the next five years, DeKalb County will allocate grant funds for use in unincorporated areas of the county as well as municipalities within DeKalb County (excluding Atlanta and Brookhaven, which receive separate HUD grant funding). The County will focus concentrated redevelopment efforts in its priority areas: Candler/McAfee, Scottdale, Buford Highway (Chamblee and Doraville), and Memorial Drive (Clarkston and Stone Mountain). Continued emphasis on these areas over the next five years will allow the County to have a greater impact with its redevelopment efforts. However, identification of these target areas will not prevent the County from exploring and funding projects in other areas of with housing and community development needs. Projects may be funded based on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors.

These target areas are defined as census tracts that are made up primarily of low- and moderate-income residents. Some projects or programs that benefit individuals or households, such as the Special Purpose Home Repair program, will be available to income-eligible households countywide. Projects providing an area benefit such as public facility or infrastructure improvements may be conducted in income-eligible areas such as the target areas or other areas in the county that are made up primarily of low- and moderate-income residents. Projects or programs that HOME funds will be committed to HOME-eligible projects for HOME-eligible beneficiaries.

DeKalb County has one of the most diverse populations in the southeastern United States, including Latino and Asian populations that settled there some time ago and a number of refugee populations that have more-recently moved to the County upon entry to the United States. The largest of these groups over the last several years have been from Somalia, Congo, Iraq, Burma, Afghanistan, Vietnam, Ethiopia, Iran, and Bosnia. Efforts will be made to develop and support programs and projects that serve these populations.

Figure 5 and Figure 6 provide maps showing DeKalb County’s population by race and ethnicity. A list of census tracts where more than 51% of residents are low- and moderate-income is included as an appendix to this Consolidated Plan and Annual Action Plan; this list also identifies census tracts where people of color comprise more than one-half of the population. These census tracts will be the focal point for the use of CDBG funds, particularly public service funds, and housing assistance.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Expand Access to Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Decent Housing #1 - Rental Housing Decent Housing #3 - Homeownership Opportunities
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Develop rental housing that is affordable to low- and moderate-income households, including new construction, acquisition and/or rehabilitation</li> <li>• Provide opportunities for homeownership among low- and moderate-income households through allocation of funding to Community Housing Development Organizations (CHDOs) through new construction, acquisition and/or rehabilitation</li> <li>• When possible, collaborate with housing authorities and developers to deconcentrate affordable housing and develop affordable housing near work centers.</li> <li>• Collaborate with DeKalb Regional Land Bank to create affordable housing opportunities and remove blight.</li> </ul>

	<b>Basis for Relative Priority</b>	Affordable housing was universally identified as a priority need by public meeting attendees and stakeholders. Community members noted that housing affordability is crucial to preventing displacement, reducing homelessness, and supporting diversity in DeKalb County. CHAS data analyzed for this Plan concurs that housing affordability is the most widespread need in the county.
<b>2</b>	<b>Priority Need Name</b>	Housing Repair Assistance for Homeowners
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Decent Housing #2 - Special Purpose Home Repair SLE #7 - Special Purpose Home Repair
	<b>Description</b>	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 income eligible households through the Special Purpose Home Repair Program.
	<b>Basis for Relative Priority</b>	Assistance for single-family homeowners was a priority identified by several public meeting attendees to prevent displacement and support diversity in DeKalb County. CHAS data analyzed for this Plan indicates that housing affordability is a widespread issue for low- and moderate-income homeowners, making home repairs more difficult to afford.
<b>3</b>	<b>Priority Need Name</b>	Fair Housing, Housing Counseling, Legal Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Decent Housing #4 - Housing Services
	<b>Description</b>	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- and moderate-income residents and senior citizens.
	<b>Basis for Relative Priority</b>	Input from community members and agencies dedicated to providing legal services related to fair housing indicate a continued need for counseling and legal services for low- and moderate-income households, including those targeted for predatory housing scams and those most at-risk of housing discrimination.
4	<b>Priority Need Name</b>	Homeless Outreach, Shelter, and Services
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	<b>Geographic Areas Affected</b>	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide
	<b>Associated Goals</b>	Decent Housing #5 - Homelessness Studies and Plans Decent Housing #6 - Housing for Unsheltered Decent Housing #8 - Bridge Housing and ES Decent Housing #9 - Coordinated Entry System
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Support at-risk and homeless population needs determination by conducting studies, surveys, and point-in-time counts of homeless and/or at-risk individuals.</li> <li>• Collaborate with providers and agencies to house unsheltered individuals.</li> <li>• Continue to 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. Seek funding for the development of Bridge housing and/or emergency shelters in DeKalb County.</li> <li>• 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.</li> </ul>
	<b>Basis for Relative Priority</b>	Housing and services for people who are homeless were consistently ranked as priority needs by community members and stakeholders, including emergency shelter, a day center and related services, permanent supportive housing, homeless outreach and assessment, and transitional housing.
5	<b>Priority Need Name</b>	Homelessness Prevention and Rapid Rehousing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Countywide

	<b>Associated Goals</b>	Decent Housing #7 - Homelessness Prevention
	<b>Description</b>	<ul style="list-style-type: none"> <li>In collaboration with the Continuum of Care, agencies, developers, and owners, identify housing and supportive service programs to house homeless or at-risk households.</li> <li>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.</li> </ul>
	<b>Basis for Relative Priority</b>	Stakeholders identified rental assistance and assistance finding housing for households with low and extremely low incomes as priorities for households who are homeless or at-risk of homelessness, including assistance with security deposits or other upfront costs that may be barriers to obtaining housing.
6	<b>Priority Need Name</b>	Youth and Family Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	SLE #4 - Summer Youth Programs SLE #5 - Affordable Childcare
	<b>Description</b>	<ul style="list-style-type: none"> <li>Primarily through summer programs, provide opportunities for youth 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.</li> <li>Collaborate with non-profit agencies to expand the availability of quality affordable childcare and youth programs throughout DeKalb County.</li> </ul>
	<b>Basis for Relative Priority</b>	Youth education activities and affordable childcare, including on nights and weekends, were needs identified by community members.
7	<b>Priority Need Name</b>	Public Facility and Infrastructure Improvements



	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottdale Area Countywide Urban County - Municipalities
	<b>Associated Goals</b>	SLE #1 - Public Facilities SLE #2 - Infrastructure SLE #3 - Broadband Access Economic Opportunity #2 - Section 108 Loan
	<b>Description</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
	<b>Basis for Relative Priority</b>	Countywide and small area plans identify infrastructure improvements as a key goal for DeKalb County. Small business assistance, job training, and employment assistance programs can help low- and moderate-income households improve their employment options, increase wages, and promote housing stability.
8	<b>Priority Need Name</b>	Demolition and Blight Clean-Up
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	SLE #6 - Demolition and Blight

	<b>Description</b>	Assist in the demolition of 200 dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed including the In-Rem Process.
	<b>Basis for Relative Priority</b>	Code enforcement, blight clean-up, and neighborhood revitalization efforts were identified as areas of continued need in DeKalb County.
9	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Economic Opportunity #1 - Business Attraction Economic Opportunity #3 - Small Business Program Economic Opportunity #4 - Job Training Economic Opportunity #5 - Small Business Incentive Economic Opportunity #6 - Small Business Loan Fund

	<b>Description</b>	<ul style="list-style-type: none"> <li>• Through partnerships with economic development and nonprofit agencies, expand economic opportunities and business attraction in low- and moderate-income communities through community revitalization and blight removal.</li> <li>• Consider using a HUD Section 108 Loan to finance the building of large-scale eligible capital improvement projects.</li> <li>• Promote economic development opportunities and capacity building for budding entrepreneurs and small businesses through the DeKalb County Small Business Micro-Enterprise Program.</li> <li>• Encourage low- and moderate-income residents to access job training and skills development through partner agencies.</li> <li>• Collaborate with partners to develop small business incentives, reverse deteriorating economic trends, and create innovative economic redevelopment plans for major corridors and low- and moderate-income neighborhoods.</li> <li>• Promote economic opportunity and job creation through the DeKalb Small Business Revolving Loan Fund.</li> </ul>
	<b>Basis for Relative Priority</b>	Countywide and small area plans identify economic development, infrastructure improvements, and corridor revitalization as key goals for DeKalb County. Small business assistance, job training, and employment assistance programs can help low- and moderate-income households improve their employment options, increase wages, and promote housing stability.
<b>10</b>	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	Program planning, implementation, management, monitoring, and evaluation for the CDBG, HOME, and ESG Programs, as well as other HUD-funded programs for DeKalb County.

<b>Basis for Relative Priority</b>	Program administration costs associated with the coordination and delivery of services to DeKalb County residents.
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**Narrative (Optional)**

DeKalb County’s Long-Term Objectives for the 2024 through 2028 program year are outlined below, based on the assumption that the County will continue to receive relatively similar funding levels from HUD over that period.

- Decent Housing Objectives
- Suitable Living Environment Objectives
- Expanded Economic Opportunities Objectives

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households, waiting lists for assisted housing units, and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing will impact the decision to use funds for Tenant Based Rental Assistance. Case management may be considered in conjunction with TBRA to promote long-term housing stability.
TBRA for Non-Homeless Special Needs	The use of funds for TBRA for non-homeless special needs will be linked to the identification of special needs populations living in non-standard long-term housing or unsuitable living environments due to unavailability of affordable, suitable, standard housing. Case management may be considered in conjunction with TBRA to promote long-term housing stability.
New Unit Production	Age and condition of existing housing, waiting lists at existing assisted housing developments, high occupancy rates and rental rates, and sales prices unaffordable to low- and moderate-income households will influence the use of funds for new unit production. General unavailability of standard units affordable to low- and moderate-income households and developers' lack of ability/desire to produce new units without investment of County funds will also influence the use of funds for new unit production.
Rehabilitation	Age and condition of housing, issues related to substandard housing, and need for home repairs for seniors and other low- and moderate-income homeowners, including lead-based paint remediation, will influence the use of funds for rehabilitation. In circumstances where economic conditions do not foster housing rehabilitation, the County may consider using grant funds. For owner-occupied units, repair services may be deployed as an alternative to rehabilitation.
Acquisition, including preservation	Anticipated loss of subsidized or unsubsidized/naturally occurring affordable housing affordable housing from the housing stock. Need to preserve affordable housing in gentrifying neighborhoods and/or prevent resident displacement.

**Table 49 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

DeKalb County receives HUD formula grants through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. Over the next five years, all federal funding allocations will be used to support DeKalb County Community Development Department's three main goals – 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.

### **Anticipated Resources**

Table 53 shows the County's grant allocation amounts for the 2024 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about the same as the County's 2024 allocation.

In addition to its annual grant, the County may also use program income or prior year resources to address its goals during the upcoming five-year period. During the 2024 program year, DeKalb County projects will receive \$26,040 in CDBG program income and \$420,000 in HOME Multifamily Loan Repayment program income for use during the year. Including this program income, DeKalb County's total available funding for the 2024 program year is shown below and summarized in Anticipated Resources Table 53.

- \$4,613,570 in Community Development Block Grant (CDBG) funds
- \$2,303,525.26 in HOME Investment Partnership (HOME) funds
- \$398,776 in Emergency Solutions Grant (ESG) funds

**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	4,587,530	26,040	0	4,613,570	18,350,120	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.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,883,525	420,000	0	2,303,525	7,534,100	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	398,776	0	0	398,776	1,595,104	ESG funds may be used for rapid re-housing, street outreach, emergency shelter and shelter services, homeless prevention, and HMIS activities.

Table 50 - Anticipated Resources

**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, infrastructure, and public improvement projects by the use of additional private, state, and local funds, where applicable. Capital improvement projects will leverage local funds to support sidewalk construction and park improvements. Matching requirements for HOME-funded activities typically include a mix of private, state, or other federal funds,



depending on the financing mix associated with the project. DeKalb County works closely with the DeKalb County Housing Authority in the administration of CDBG and HOME funds, allowing the County to leverage the Housing Authority’s resources and the Housing Authority to act as an agent and subrecipient on a number of HOME activities. ESG match requirements are typically met through private or local funds and both ESG and CDBG public service activities leverage staff and other resources from the nonprofit agencies that carry them out. At the direction of the Community Development Department Director, eligible CDBG funds may be used to pay for Department personnel performing homelessness mitigation work and to fulfill any eligible match requirements associated with ESG funding.

**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 residents. Over the five-year planning period, the County will use public land whenever possible to meet needs identified in the 2024-2028 Consolidated 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.

During the 2024 program year specifically, the County anticipates using CDBG funds to improve sidewalks within the City of Stonecrest and to make improvements at publicly owned parks in the Cities of Tucker and Stone Mountain.

**Discussion**

N/A

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DeKalb County Community Development Department	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DeKalb County Continuum of Care	Continuum of care	Homelessness	Jurisdiction
Housing Authority of DeKalb County	PHA	Rental	Jurisdiction
Decatur Housing Authority	PHA	Rental	Other
Lithonia Housing Authority	PHA	Public Housing	Other
CITY OF CHAMBLEE	Government	neighborhood improvements public facilities	Jurisdiction
CITY OF CLARKSTON	Government	neighborhood improvements public facilities	Jurisdiction
CITY OF DECATUR	Government	neighborhood improvements public facilities	Jurisdiction
CITY OF DORAVILLE	Government	neighborhood improvements public facilities	Other
City of Dunwoody	Government	neighborhood improvements public facilities	Other

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CITY OF TUCKER	Government	neighborhood improvements public facilities	Other
City of Stone Mountain	Government	neighborhood improvements public facilities	Other
City of Stonecrest	Government	neighborhood improvements public facilities	Other
DeKalb County Human Services Department	Government	public services	Jurisdiction
DeKalb County Department of Children and Family Services	Government	public services	Jurisdiction
DeKalb County Public Works Department	Government	neighborhood improvements public facilities	Jurisdiction
DeKalb County Blight Task Force	Government	neighborhood improvements	Jurisdiction
DeKalb County Sheriff's Office	Government	Homelessness Non-homeless special needs	Jurisdiction
DeKalb County Court System	Government	Homelessness Non-homeless special needs	Jurisdiction
DeKalb County Regional Land Bank	Regional organization	Ownership Rental	Jurisdiction
Urban League of Greater Atlanta	Non-profit organizations	Economic Development	Region
WORKSOURCE DEKALB	Departments and agencies	Economic Development	Jurisdiction
Atlanta Regional Commission	Regional organization	Planning	Region
Georgia Department of Behavioral Health and Developmental Disabilities	Government	Non-homeless special needs	State
Georgia Department of Community Affairs	Government	Planning Rental	State

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Atlanta Legal Aid Society	Non-profit organizations	public services	Region
CATHOLIC CHARITIES	Non-profit organizations	public services	Region
CENTER FOR PAN ASIAN COMMUNITY SERVICES	Non-profit organizations	public services	Region
CLIFTON SANCTUARY MINISTRIES	Non-profit organizations	Homelessness public services	Region
DECATUR COOPERATIVE MINISTRY INC.	Non-profit organizations	Homelessness public services	Region
LATIN AMERICAN ASSOCIATION	Non-profit organizations	Homelessness public services	Region
METRO FAIR HOUSING	Non-profit organizations	public services	Region
New American Pathways	Non-profit organizations	public services	Region
Rebecca's Tent	Non-profit organizations	Homelessness public services	Region
SAFE HAVEN TRANSITIONAL	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Salvation Army	Non-profit organizations	Homelessness public services	Region
Social Service Providers	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
LIHTC Developers	Developer	Ownership Rental	State

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

DeKalb County has a strong network of partnerships between local municipalities, local and regional nonprofits, the DeKalb County Continuum of Care, and Housing Authority of DeKalb County to address the housing and community development needs of county residents. A variety of services are available to special needs populations including persons experiencing homelessness, low- and moderate-income families, victims of domestic violence, and more.

Gaps in the institutional delivery system that were identified by stakeholders during the engagement process included:

- A need for additional homeless services and support
- Affordable housing and financial assistance
- Public services such as childcare, fair housing education, financial literacy and homebuyer education

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Multiple organizations in DeKalb County provide emergency, transitional, and permanent housing and supportive services for people experiencing homelessness in the county. These services are provided through nonprofit organizations such as the Salvation Army, Our House, Inc., and Decatur Cooperative Ministry.

According to the 2024 Housing Inventory Count (HIC) for the DeKalb County CoC, there are a total of 1,648 year-round beds available to the county's homeless population. By program type:

- 185 emergency shelter
- 38 transitional housing
- 1,091 permanent supportive housing
- 261 rapid-rehousing
- 73 emergency housing/housing choice vouchers (other permanent housing)

Of the total 1,648 beds, 823 are for families, 614 are for veterans, and 199 are for chronically homeless individuals. Note that the HIC shows housing available; for vouchers this means vouchers issued and housing is found. Additional vouchers are available. Beds for veterans may also include beds for families. Categories listed here are not mutually exclusive.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

DeKalb County partners with multiple organizations to serve persons experiencing homelessness and special needs populations. A wide range of services are provided through these partnerships. However, due to the high demand for these programs, there remains a need for increased funding to create additional beds and services. Additional gaps in the service delivery system identified by stakeholders included:

- A need for more extremely affordable, quality rental housing
- In-home services for seniors
- Additional homeless beds and services; especially emergency shelter, transitional housing, and permanent supportive housing
- Mental health services
- Substance abuse treatment
- Legal aid
- Housing counseling and financial education services

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Over the next five years, DeKalb County will work with County departments, municipalities, and a range of local/regional partners to leverage CDBG, HOME, and ESG funds to address the identified gaps in the service delivery system. Each year, the County will consider projects that strengthen opportunities for collaboration and address unmet needs. Leveraging funds, maintaining strong relationships with key partners, and creating new partnerships with additional organizations will be vital to addressing the county's gaps in affordable housing stock and service provision.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing #1 - Rental Housing	2024	2028	Affordable Housing	Countywide	Expand Access to Affordable Housing	HOME: \$5,435,865	Rental units constructed: 500 Household Housing Unit
2	Decent Housing #2 - Special Purpose Home Repair	2024	2028	Affordable Housing	Countywide	Housing Repair Assistance for Homeowners	CDBG: \$2,000,000	Homeowner Housing Rehabilitated: 160 Household Housing Unit
3	Decent Housing #3 - Homeownership Opportunities	2024	2028	Affordable Housing	Countywide	Expand Access to Affordable Housing	HOME: \$3,250,000	Homeowner Housing Added: 10 Household Housing Unit
4	Decent Housing #4 - Housing Services	2024	2028	Non-Housing Community Development	Countywide	Fair Housing, Housing Counseling, Legal Services	CDBG: \$347,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	Decent Housing #5 - Homelessness Studies and Plans	2024	2028	Homeless	Countywide	Homeless Outreach, Shelter, and Services	ESG: \$179,340	Other: 5 Other
6	Decent Housing #6 - Housing for Unsheltered	2024	2028	Homeless	Countywide	Homeless Outreach, Shelter, and Services	ESG: \$850,000	Homeless Person Overnight Shelter: 175 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Decent Housing #7 - Homelessness Prevention	2024	2028	Homeless Non-Homeless Special Needs	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide	Homelessness Prevention and Rapid Rehousing	CDBG: \$820,000 ESG: \$650,000	Homelessness Prevention: 781 Persons Assisted
8	Decent Housing #8 - Bridge Housing and ES	2024	2028	Homeless Non-Homeless Special Needs	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide	Homeless Outreach, Shelter, and Services	CDBG: \$200,000 ESG: \$165,000	Public service activities for Low/Moderate Income Housing Benefit: 322 Households Assisted
9	Decent Housing #9 - Coordinated Entry System	2024	2028	Homeless	Countywide	Homeless Outreach, Shelter, and Services	CDBG: \$400,000	Public service activities for Low/Moderate Income Housing Benefit: 2402 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	SLE #1 - Public Facilities	2024	2028	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide Urban County - Municipalities	Public Facility and Infrastructure Improvements	CDBG: \$2,711,840	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
11	SLE #2 - Infrastructure	2024	2028	Non-Housing Community Development	Buford Highway Area (Chamblee and Doraville) Memorial Drive (Clarkston and Stone Mountain) Candler/McAfee Area Scottsdale Area Countywide Urban County - Municipalities	Public Facility and Infrastructure Improvements	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	SLE #3 - Broadband Access	2024	2028	Non-Housing Community Development	Countywide	Public Facility and Infrastructure Improvements	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
13	SLE #4 - Summer Youth Programs	2024	2028	Non-Housing Community Development	Countywide	Youth and Family Services	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
14	SLE #5 - Affordable Childcare	2024	2028	Non-Housing Community Development	Countywide	Youth and Family Services	CDBG: \$360,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
15	SLE #6 - Demolition and Blight	2024	2028	Non-Housing Community Development	Countywide	Demolition and Blight Clean-Up	CDBG: \$1,680,515	Buildings Demolished: 200 Buildings
16	SLE #7 - Special Purpose Home Repair	2024	2028	Affordable Housing	Countywide	Housing Repair Assistance for Homeowners	CDBG: \$2,000,000	Homeowner Housing Rehabilitated: 175 Household Housing Unit
17	Economic Opportunity #1 - Business Attraction	2024	2028	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$1,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Economic Opportunity #2 - Section 108 Loan	2024	2028	Non-Housing Community Development	Countywide	Public Facility and Infrastructure Improvements	CDBG: \$4,375,265	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
19	Economic Opportunity #3 - Small Business Program	2024	2028	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$475,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
20	Economic Opportunity #4 - Job Training	2024	2028	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$2,500	Other: 5 Other
21	Economic Opportunity #5 - Small Business Incentive	2024	2028	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$1,000	Businesses assisted: 5 Businesses Assisted
22	Economic Opportunity #6 - Small Business Loan Fund	2024	2028	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$500,000	Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	Program Administration	2024	2028	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Program Administration	CDBG: \$4,614,570 HOME: \$1,151,760 ESG: \$149,540	Other: 1 Other

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Decent Housing #1 - Rental Housing
	<b>Goal Description</b>	Leverage HOME funds to assist in the development of 500 units of rental housing that are affordable low- and moderate-income households. Rental development may be new construction, acquisition and rehabilitation, or rehabilitation of existing structures. Special attention will be made to develop near work centers in addition to the deconcentrating of low-mod income housing in through collaborating with local housing authorities and developers.
2	<b>Goal Name</b>	Decent Housing #2 - Special Purpose Home Repair
	<b>Goal Description</b>	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 160 income eligible households through the Special Purpose Home Repair Program.

<b>3</b>	<b>Goal Name</b>	Decent Housing #3 - Homeownership Opportunities
	<b>Goal Description</b>	Provide opportunities for homeownership among low- and moderate- income households through the allocation of funds to Community Development Housing Organizations (CHDOs) for the acquisition or new construction, rehabilitation, and sale of 10 properties to eligible households. Collaborate with the DeKalb Regional Land Bank to accomplish their mission of affordable housing and blight removal.
<b>4</b>	<b>Goal Name</b>	Decent Housing #4 - Housing Services
	<b>Goal Description</b>	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.
<b>5</b>	<b>Goal Name</b>	Decent Housing #5 - Homelessness Studies and Plans
	<b>Goal Description</b>	Support at-risk and homeless population needs determination by conducting studies, surveys, 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.
<b>6</b>	<b>Goal Name</b>	Decent Housing #6 - Housing for Unsheltered
	<b>Goal Description</b>	Collaborate with providers and agencies to house at least 140 unsheltered individuals.
<b>7</b>	<b>Goal Name</b>	Decent Housing #7 - Homelessness Prevention
	<b>Goal Description</b>	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. Collaborate with the DeKalb Sheriff 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.
<b>8</b>	<b>Goal Name</b>	Decent Housing #8 - Bridge Housing and ES
	<b>Goal Description</b>	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. Seek funding for the development of Bridge housing and/or emergency shelters in DeKalb County.

9	<b>Goal Name</b>	Decent Housing #9 - Coordinated Entry System
	<b>Goal Description</b>	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.
10	<b>Goal Name</b>	SLE #1 - Public Facilities
	<b>Goal Description</b>	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.
11	<b>Goal Name</b>	SLE #2 - Infrastructure
	<b>Goal Description</b>	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.
12	<b>Goal Name</b>	SLE #3 - Broadband Access
	<b>Goal Description</b>	Collaborate with local housing authorities, affordable housing developers and nonprofit groups to support Broadband access to narrow the digital divide for low- to- moderate-income persons in DeKalb County.
13	<b>Goal Name</b>	SLE #4 - Summer Youth Programs
	<b>Goal Description</b>	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.
14	<b>Goal Name</b>	SLE #5 - Affordable Childcare
	<b>Goal Description</b>	Collaborate with nonprofit agencies to expand the availability of quality affordable childcare and youth programs throughout DeKalb County.
15	<b>Goal Name</b>	SLE #6 - Demolition and Blight
	<b>Goal Description</b>	Assist in the demolition of 200 dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed including the In-Rem Process.

16	<b>Goal Name</b>	SLE #7 - Special Purpose Home Repair
	<b>Goal Description</b>	Continue to assist DeKalb County Seniors with minor home and systems repairs through the Special Purpose Home Repair Program.
17	<b>Goal Name</b>	Economic Opportunity #1 - Business Attraction
	<b>Goal Description</b>	Partner with Decide DeKalb, nonprofit 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- and moderate- income communities attractive for investment and job creation.
18	<b>Goal Name</b>	Economic Opportunity #2 - Section 108 Loan
	<b>Goal Description</b>	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.
19	<b>Goal Name</b>	Economic Opportunity #3 - Small Business Program
	<b>Goal Description</b>	Promote economic development opportunities and capacity building for 150 budding entrepreneurs and small businesses through the facilitation of the DeKalb County Small Business Micro-Enterprise Program.
20	<b>Goal Name</b>	Economic Opportunity #4 - Job Training
	<b>Goal Description</b>	Encourage low- and moderate- income individuals to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
21	<b>Goal Name</b>	Economic Opportunity #5 - Small Business Incentive
	<b>Goal Description</b>	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- and moderate-income neighborhoods.
22	<b>Goal Name</b>	Economic Opportunity #6 - Small Business Loan Fund
	<b>Goal Description</b>	Promote Economic opportunity and job creation through the DeKalb Small Business Revolving Loan Fund.



23	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program planning, implementation, management, monitoring, and evaluation for the CDBG, HOME, and ESG Programs, as well as other HUD-funded programs for DeKalb County.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Over the next five years, DeKalb County anticipates using HOME funds to provide 400 affordable rental housing units for households with incomes at or below 80% of Area Median Income (AMI), including a mix of new construction, acquisition and/or rehabilitation. Additionally, the County will partner with Community Housing Development Organizations (CHDOs) to provide affordable homeownership opportunities for 16 low- to moderate-income households through the construction, acquisition and/or rehabilitation and sale of properties to eligible households. Using CDBG funds, the County will assist 120 eligible seniors and homeowners with disabilities to make special systems repairs to their homes.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

#### **Housing Authority of DeKalb County**

For affordable housing developments, the requirement is that 5% of the total housing units within the development are to be accessible units.

#### **Decatur Housing Authority**

The Decatur Housing Authority (DHA) is not covered by a Voluntary Compliance Agreement. However, as part of the revitalization of Allen Wilson Terrace, DHA is undertaking to make all of the ground floor units in the 171-unit Allen Wilson community accessible. Units are adaptable with the appropriate blocking for grab bars and other accessibility modifications. In addition, DHA has met the 2% and 5% requirements under Section 504.

### **Activities to Increase Resident Involvements**

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.

Over the next five years, DeKalb County will continue to collaborate with HADC, including publicizing affordable homeownership opportunities through HADC.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

Not applicable. None of the housing authorities within DeKalb County (Housing Authority of DeKalb County, Decatur Housing Authority, Lithonia Housing Authority) are designated as "troubled" according to most recent HUD scores.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

In 2018, DeKalb County commissioned a Housing Affordability Study from Emory University's Policy Analysis Laboratory to better understand the county's affordable housing challenges. The study's findings underscored the degree to which housing affordability impacts DeKalb County residents, reporting that 20% of the county's households are cost burdened (spending between 30% and 50% of their incomes on housing) and another 19% severely cost burdened (spending more than 50% of their incomes on housing costs). Taken together, four in ten county residents face a housing affordability challenge. A variety of factors, some of them matters of public policy, limit the production and availability of affordable housing options. These factors include expiring subsidies or affordability periods, zoning and land use regulations, and the allocation priorities for CDBG funds.

The County's 2018 Housing Affordability Study again highlighted the importance of expiring subsidies or affordability requirements to the preservation of existing affordable units. The high level of need for affordable housing in DeKalb County is compounded by a shrinking inventory of affordable units. This is largely because significant numbers of housing units that were previously developed are aging out of the affordability restrictions tied to the subsidies that created the units. For example, housing developed under the Low-Income Housing Tax Credit (LIHTC) program accounts for the majority of subsidized affordable housing available on the private market. Typically, these developments must remain affordable for 30 years as a condition of the tax credits received by the developer. As developments approach the 30-year mark, they may exit the program and are no longer beholden to affordability restrictions; as units turn over, the rents are likely to adjust to market rates. The Housing Affordability Study found that:

*In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed.*

The effect of expiring affordability periods can be mitigated through public refinancing options that allow owners of the subsidized developments to make repairs and renovations with low-interest loans that require the affordability requirements to remain in place. Programs and local capital for this purpose are needed to prevent a dramatic loss in affordable units. Further, new affordable housing projects should be prioritized when they comply with extended affordability restrictions or even deed-restricted permanent affordability provisions.

Previous research into the County's zoning code and land use regulations indicates significant potential barriers to affordable housing development, including exclusionary zoning (i.e. heightened design standards requiring costlier development approaches) and limited land available for multifamily development. Concurrent with development of this Consolidated Plan the County is preparing a new

Analysis of Impediments to Fair Housing Choice that will re-examine the impact of zoning on affordability; this research will likely indicate additional details related to zoning and land use barriers.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

While the County continues to work to increase the quality of housing units that are newly constructed, it acknowledges that enhanced building standards can add to the construction cost of the units. This, in conjunction with increasing land values and ongoing gentrification, make it more difficult to add to the affordable base for low and moderate-income citizens of DeKalb County. As new projects are proposed, the County seeks to incorporate requirements for affordable set-asides as part of the zoning approval process. County staff works closely with developers in this process to identify funding to cover a portion of these costs so the developers do not bear the full brunt of this policy. Additionally, the County plans to increase the share of CDBG resources committed to affordable housing consistent with the priorities contained within this Consolidated Plan.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Overall priorities include:

- Collaborating with agencies in the CoC, the Regional Commission on Homelessness, and others to assist people who are homeless or at-risk of homelessness through provision of and access to homelessness prevention, rapid re-housing, emergency, transitional, and permanent housing to enable them to move to appropriate housing and achieve greater stability.
- Collaborating with agencies in the CoC, the Regional Commission on Homelessness, and others to provide access to coordinated supportive services and case management to people experiencing homelessness or at-risk of homelessness (possibly including, but not be limited to, case management, help households access benefits) to support moves to appropriate housing and greater stability.
- Ensuring that agencies collaborate to identify and address gaps in services, identify and implement best practices, seek funding for homelessness mitigation activities, increase the number of agencies that participate, and ensure agency and County regulatory compliance through the DeKalb County Community Development Department's role as CoC Collaborative Applicant.

### **Addressing the emergency and transitional housing needs of homeless persons**

DeKalb County will satisfy its goal of providing housing and supportive services for homeless households 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 approximately 27% 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.

DeKalb County is focusing its housing efforts on rapidly re-housing homeless households, preventing homelessness among the at-risk population, and diverting at-risk households away from the homelessness system where appropriate. However, DeKalb County will continue funding emergency shelter and transitional housing providers through ESG and CDBG funds over the next five years. Decatur Cooperative Ministry, Inc., Clifton Sanctuary Ministry, Rebecca's Tent, and the Salvation Army Metro Command will provide emergency shelter and related services for men, women, and families. Safe Haven Transitional, Inc. will provide emergency and transitional housing to women with or without

children who are victims of domestic violence. Breakthru House and Decatur Cooperative Ministry will also provide transitional housing.

**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 augment its efforts using HOME-ARP funds to support a Rental Assistance/Tenant-Based Rental Assistance (TBRA)/Supportive Services program. Such a program will provide supportive housing 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. The County will use CDBG funds to support case management for TBRA recipients. 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.

Over the 2024 through 2028 program years, DeKalb County will use ESG funds to support rapid rehousing through local organizations, including Decatur Cooperative Ministry, Salvation Army Metro Command, and others. To increase housing opportunities further, DeKalb County collaborates with the DeKalb Housing Authority and the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) to refer eligible households for Housing Vouchers.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

DeKalb County focuses substantial efforts on approaches that help low-income individuals and families avoid becoming homeless. The County will provide CDBG funding to local organizations to support programs that assist individuals avoid homelessness by connecting them with opportunities and resources to increase economic, housing, and family stability. Additionally, the County will fund several agencies providing homelessness prevention using ESG, including Decatur Cooperative Ministry, Inc., Salvation Army Peachcrest, the Latin American Association, and the Family Heritage Foundation.

Agencies responsible for ensuring that persons being discharged from a system of care are not discharged into homelessness include the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD), Juvenile Justice, DeKalb Community Service Board, 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, they 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. The CoC, in collaboration with Chris 180, the Department of Children and Family Services, United Way, the Department of Juvenile Justice, the 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. 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, hospitals provide Case Expeditors who work with consumers who have support needs that warrant additional resources. Hospital staff also conduct 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, identify services that will address these needs and determine how services will be made available.

DeKalb Community Development staff meet regularly with local hospital representatives to ensure that emergency room and hospitalized patients are not released into homelessness. Meetings are designed to develop processes to ensure that homeless individuals receive appropriate housing and follow-up medical care.

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.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Based on Code Enforcement complaints and specific cases of children with elevated blood lead levels reported to the Board of Health, there does not appear to be a major problem with lead hazards in housing in DeKalb County. However, in looking at the age of housing in the County and the income levels of those occupying older housing, there is a concern that problems may exist in this area that are unknown to the County as well as to residents themselves.

The DeKalb County Board of Health is actively seeking to increase public awareness of potential lead hazards by making available brochures and speakers and providing consultations related to prevention, testing, and property assessment. The Board of Health's Lead Poisoning Prevention Program works with the DeKalb Housing Authority to provide inspections for lead-based paint in older housing developments where children may be at a greater risk of exposure.

The Board of Health also conducts environmental investigations when children with elevated blood levels are referred to them to determine the source of lead poisoning. These may include XRF analysis, paint/dust/soil sample collection, and recommendations for housing of the affected children and hazard removal or remediation.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The Board of Health's Lead Poisoning Prevention Program is directly related to the extent of lead hazards. By working with the DeKalb Housing Authority, the Board is able to focus on older housing occupied by households with low and moderate incomes.

### **How are the actions listed above integrated into housing policies and procedures?**

HUD's lead-based paint regulations and requirements are fully incorporated into all of DeKalb County's housing rehabilitation and homebuyer activities. For all units of appropriate age, residents are informed, rehabilitation is performed according to safe work practices, and clearance testing is performed on all completed units.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

This section details DeKalb County's anti-poverty strategy. Overall priorities that address this area include:

- Fund community services such as youth-focused activities, childcare, homelessness prevention, legal services, services for abused or neglected children, programming for seniors, services for refugees and people with limited English proficiency, health and substance abuse services, and others.
- Encourage low- and moderate-income residents to access job training and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
- Collaborate with WorkSource DeKalb, the Department of Purchasing and Contracting, and other stakeholders to assist small businesses with job creation and retention. Tools may include a Revolving Loan Fund Program, Micro-Enterprise Assistance Programs, business incubators, and other initiatives.
- Collaborate with other departments, agencies, and stakeholders to identify approaches for incentivizing small businesses, addressing deteriorating economic conditions in neighborhoods and corridors, and creating and implementing economic development plans for low- and moderate-income areas, including those with existing LCI plans.
- Support the development of rental housing affordable to low- and moderate-income households, including projects located near employment, transportation, and other community resources.
- Support the development of affordable rental housing for seniors, people with disabilities, or other special needs households, such as people who are formerly homeless or at risk of homelessness.
- Support development of for-sale housing units affordable to low- and moderate-income households, including homes located near employment, transportation, or other community resources.
- Increase the number of first-time homebuyers through possible collaboration with local agencies and CHDOs.
- Encourage agencies to develop affordable for-sale housing that is accessible to people with disabilities.
- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist households at-risk of homelessness with short-term rental payments, rapid rehousing, or other assistance.
- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist people who are homeless through provision of and access to emergency, transitional, and permanent housing to enable them to move to appropriate housing and achieve greater stability.

- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to provide access to coordinated supportive services and case management to people experiencing homelessness (to possibly include but not be limited to case management, transportation, health and mental health services, services for people with disabilities, and services to help households access benefits) to support moves to appropriate housing and greater stability.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

DeKalb County's 2024-2028 Five-Year Consolidated Plan and 2024 Annual Action were both developed in coordination with the County's goals, program, and policies for addressing poverty. Over the five-year period, the County anticipates spending more than \$1 million in CDBG funds to provide services for low- and moderate-income residents, including youth-focused activities, affordable childcare, fair housing and legal services, and other potential public services. Additionally, the County anticipates providing assistance for low- and moderate-income entrepreneurs through its Business Micro-Enterprise Program, which is projected to assist 150 people through about \$475,000 in CDBG funding.

To assist low- and moderate-income families address housing needs, the County plans to allocate about \$8 million in HOME funds to construct an estimated 500 new affordable housing units and about \$3.25 million to add an estimated 10 affordable homeownership units. The County will use CDBG funds to assist an estimated 160 existing homeowners who are seniors or adults with disabilities make eligible home repairs to roofs or electrical, plumbing, and/or HVAC systems.

Through collaboration with a variety of local agencies in the Continuum of Care and others, DeKalb County will use CDBG and ESG funds to reduce and prevent homelessness. The County anticipates using just under \$1.5 million in combined funds to assist more than 700 people with homelessness prevention or rapid rehousing. An additional \$1 million in combined CDBG and ESG funds are expected to be used to provide bridge housing, emergency shelter, and related services for nearly 500 low- and moderate-income residents.

Overall, the County's priorities and goals for the 2024 through 2028 program years are well-aligned with its anti-poverty strategy and addresses the needs of low-income residents through public services, economic development, affordable housing, and homelessness prevention.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The DeKalb County Community Development Department is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities. The County's objective is to monitor agencies receiving CDBG funds biennially, unless agency performance indicates that more frequent monitoring is required. Agencies receiving ESG funds are monitored on a triennial basis, due to the large number of grantees and the practice of continuous desk monitoring. HOME monitoring is conducted in accordance with HOME regulations. The Community Development Department prepares a schedule of visits for each program and notifies each agency one month in advance. The notification addresses specific monitoring and technical aspects to be covered. Emphasis is on the timeliness of expenditures, a key indicator of whether programs are operating effectively and efficiently.

## Expected Resources

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

#### Introduction

DeKalb County receives HUD formula grants through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. Over the next five years, all federal funding allocations will be used to support DeKalb County Community Development Department's three main goals – 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.

#### Anticipated Resources

Table 53 shows the County's grant allocation amounts for the 2024 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about the same as the County's 2024 allocation.

In addition to its annual grant, the County may also use program income or prior year resources to address its goals during the upcoming five-year period. During the 2024 program year, DeKalb County projects it will receive \$26,040 in CDBG program income and \$420,000 in HOME Multifamily Loan Repayment program income for use during the year. Including this program income, DeKalb County's total available funding for the 2024 program year is shown below and summarized in Anticipated Resources

Table 53.

- \$4,613,570 in Community Development Block Grant (CDBG) funds
- \$2,303,525.26 in HOME Investment Partnership (HOME) funds
- \$398,776 in Emergency Solutions Grant (ESG) funds

**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	4,587,530	26,040	0	4,613,570	18,350,120	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	1,883,525	420,000	0	2,303,525	7,534,100	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	398,776	0	0	398,776	1,595,104	ESG funds may be used for rapid re-housing, street outreach, emergency shelter and shelter services, homeless prevention, and HMIS activities.

Table 54 - 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, infrastructure, and public improvement projects by the use of additional private, state, and local funds, where applicable. Capital improvement projects will leverage local funds to support sidewalk construction and park improvements. Matching requirements for HOME-funded activities typically include a mix of private, state, or other federal funds, depending on the financing mix associated with the project. DeKalb County works closely with the DeKalb County Housing Authority in the

administration of CDBG and HOME funds, allowing the County to leverage the Housing Authority's resources and the Housing Authority to act as an agent and subrecipient on a number of HOME activities. ESG match requirements are typically met through private or local funds and both ESG and CDBG public service activities leverage staff and other resources from the nonprofit agencies that carry them out. At the direction of the Community Development Department Director, eligible CDBG funds may be used to pay for Department personnel performing homelessness mitigation work and to fulfill any eligible match requirements associated with ESG funding.



**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 residents. Over the five-year planning period, the County will use public land whenever possible to meet needs identified in the 2024-2028 Consolidated 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.

During the 2024 program year specifically, the County anticipates using CDBG funds to improve sidewalks within the City of Stonecrest and to make improvements at publicly-owned parks in the Cities of Tucker and Stone Mountain.

**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 #1 - Rental Housing	2024	2028	Affordable Housing	Countywide	Expand Access to Affordable Housing	HOME: \$2,073,173	Rental units constructed: 50 Household Housing Unit
2	Decent Housing #2 - Special Purpose Home Repair	2024	2028	Affordable Housing	Countywide	Housing Repair Assistance for Homeowners	CDBG: \$565,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
4	Decent Housing #4 - Housing Services	2024	2028	Non-Housing Community Development	Countywide	Fair Housing, Housing Counseling, Legal Services	CDBG: \$177,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
5	Decent Housing #5 - Homelessness Studies and Plans	2024	2028	Homeless	Countywide	Homeless Outreach, Shelter, and Services	ESG: \$35,868	Other: 15 Other
6	Decent Housing #7 - Homelessness Prevention	2024	2028	Homeless Non-Homeless Special Needs	Candler/McAfee Area Countywide	Homelessness Prevention and Rapid Rehousing	CDBG: \$109,000 ESG: \$163,000	Homelessness Prevention: 770 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Decent Housing #8 - Bridge Housing and ES	2024	2028	Homeless Non-Homeless Special Needs	Buford Highway Area (Chamblee and Doraville) Countywide	Homeless Outreach, Shelter, and Services	CDBG: \$122,500 ESG: \$170,000	Public service activities other than Low/Moderate Income Housing Benefit: 2400 Persons Assisted
8	Decent Housing #9 - Coordinated Entry System	2024	2028	Homeless	Countywide	Homeless Outreach, Shelter, and Services	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
9	SLE #1 - Public Facilities	2024	2028	Non-Housing Community Development	Memorial Drive (Clarkston and Stone Mountain) Countywide Urban County - Municipalities	Public Facility and Infrastructure Improvements	CDBG: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
10	SLE #2 - Infrastructure	2024	2028	Non-Housing Community Development	Countywide Urban County - Municipalities	Public Facility and Infrastructure Improvements	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
11	SLE #4 - Summer Youth Programs	2024	2028	Non-Housing Community Development	Countywide	Youth and Family Services	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
12	SLE #5 - Affordable Childcare	2024	2028	Non-Housing Community Development	Countywide	Youth and Family Services	CDBG: \$72,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	SLE #6 - Demolition and Blight	2024	2028	Non-Housing Community Development	Countywide	Demolition and Blight Clean-Up	CDBG: \$411,103	Buildings Demolished: 60 Buildings
14	Economic Opportunity #2 - Section 108 Loan	2024	2028	Non-Housing Community Development	Countywide	Public Facility and Infrastructure Improvements	CDBG: \$875,053	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
15	Economic Opportunity #3 - Small Business Program	2024	2028	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$95,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
16	Program Administration	2024	2028	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Program Administration	CDBG: \$922,914 HOME: \$230,352 ESG: \$29,908	Other: 1 Other

Table 55 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Decent Housing #1 - Rental Housing
	<b>Goal Description</b>	Leverage HOME funds to assist in the development of 500 units of rental housing that are affordable low- and moderate-income households. Rental development may be new construction, acquisition and rehabilitation, or rehabilitation of existing structures. Special attention will be made to develop near work centers in addition to the deconcentrating of low-mod income housing in through collaborating with local housing authorities and developers.
<b>2</b>	<b>Goal Name</b>	Decent Housing #2 - Special Purpose Home Repair
	<b>Goal Description</b>	
<b>4</b>	<b>Goal Name</b>	Decent Housing #4 - Housing Services
	<b>Goal Description</b>	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.
<b>5</b>	<b>Goal Name</b>	Decent Housing #5 - Homelessness Studies and Plans
	<b>Goal Description</b>	Support at-risk and homeless population needs determination by conducting studies, surveys, 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.
<b>6</b>	<b>Goal Name</b>	Decent Housing #7 - Homelessness Prevention
	<b>Goal Description</b>	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. 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.
<b>7</b>	<b>Goal Name</b>	Decent Housing #8 - Bridge Housing and ES
	<b>Goal Description</b>	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. Seek funding for the development of Bridge housing and/or emergency shelters in DeKalb County.

8	<b>Goal Name</b>	Decent Housing #9 - Coordinated Entry System
	<b>Goal Description</b>	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.
9	<b>Goal Name</b>	SLE #1 - Public Facilities
	<b>Goal Description</b>	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.
10	<b>Goal Name</b>	SLE #2 - Infrastructure
	<b>Goal Description</b>	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.
11	<b>Goal Name</b>	SLE #4 - Summer Youth Programs
	<b>Goal Description</b>	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.
12	<b>Goal Name</b>	SLE #5 - Affordable Childcare
	<b>Goal Description</b>	Collaborate with nonprofit agencies to expand the availability of quality affordable childcare and youth programs throughout DeKalb County.
13	<b>Goal Name</b>	SLE #6 - Demolition and Blight
	<b>Goal Description</b>	Assist in the demolition of 200 dilapidated structures to arrest the spread of blighted conditions in low to moderate income areas as needed including the In-Rem Process.
14	<b>Goal Name</b>	Economic Opportunity #2 - Section 108 Loan
	<b>Goal Description</b>	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.

<b>15</b>	<b>Goal Name</b>	Economic Opportunity #3 - Small Business Program
	<b>Goal Description</b>	Promote economic development opportunities and capacity building for 150 budding entrepreneurs and small businesses through the facilitation of the DeKalb County Small Business Micro-Enterprise Program.
<b>16</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program planning, implementation, management, monitoring, and evaluation for the CDBG, HOME, and ESG Programs, as well as other HUD-funded programs for DeKalb County.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects listed below represent the activities DeKalb County plans to undertake during the 2024 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 2024 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 Stonecrest Farrington Road Sidewalk Project
2	City of Tucker ADA Park Improvement and ADA Transition Plan
3	City of Stone Mountain VFW Park Improvement Project
4	HUD Section 108 Loan Repayment
5	DeKalb Small Business Micro-Enterprise Training Program
6	Africa's Children's Fund, Inc.(Public Service)
7	Furniture Bank of Metro Atlanta, Inc.(Public Service)
8	Latin American Association, Inc.(Public Service)
9	Safe Haven Transitional, Inc.(Public Service)
10	The Salvation Army, International(Public Service)
11	Candler Forest - Case Management(Public Service)
12	COC Coordinated Entry Case Management (Public Service)
13	Street Outreach (Public Service)
14	Community Friendship, Inc.(Public Service)
15	Network Cooperative Ministries (Public Service)
16	Catholic Charities (Public Service)
17	Center for Pan Asian Communities (CPACS) (Public Service)
18	New American Pathways (Public Service)
19	Atlanta Legal Aid Society, Inc.(Public Service)
20	Metro Fair Housing, Inc.(Public Service)
21	Our House, Inc.(Public Service)
22	Youth Vouchers Set Aside (Public Service)
23	Special Purpose Housing Repair Program (SPHRP)
24	Implementation Services for SPHRP
25	Demolition and Blight



#	Project Name
26	Implementation Services for Demo & Blight
27	Community Development Program Administration
28	HOME Program Administration 10% Set-Aside
29	HOME Eligible Projects
30	HOME CHDO Reserve 15% Set-Aside
31	HOME CHDO Operating 5% Set Aside
32	Emergency Solutions Grant Admin. 7.5%

**Table 56 – Project Information**

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

When funding is allocated on a geographic basis, DeKalb County will focus its funding on areas with concentrations of low- and moderate-income households, defined as census tracts where more than 51% of households have low- or moderate-incomes. These areas may include a mix of unincorporated areas, target areas, and municipalities. Additionally, Projects or programs that benefit individuals or households, such as the Special Purpose Home Repair program, will be available to income-eligible households countywide. Projects funding selections are based on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors.

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

<b>1</b>	<b>Project Name</b>	City of Stonecrest Farrington Road Sidewalk Project
	<b>Target Area</b>	Urban County - Municipalities
	<b>Goals Supported</b>	SLE #2 - Infrastructure
	<b>Needs Addressed</b>	Public Facility and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	CDBG funds will be used to construct sidewalks along the southside Farrington Road and I-20 to the north side to provide safe pedestrian access for the Apartment residents along the route of the MARTA bus stops.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 low- moderate-income persons and families.
	<b>Location Description</b>	Farrington Road, City of Stonecrest
	<b>Planned Activities</b>	Construct sidewalks along the southside Farrington Road and I-20 to the north side to provide safe pedestrian access for the Apartment residents along the route of the MARTA bus stops.
<b>2</b>	<b>Project Name</b>	City of Tucker ADA Park Improvement and ADA Transition Plan
	<b>Target Area</b>	Urban County - Municipalities
	<b>Goals Supported</b>	SLE #1 - Public Facilities
	<b>Needs Addressed</b>	Public Facility and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	CDBG funds will be used to complete an ADA pedestrian and infrastructure plan and provide funding for installing new accessible playground equipment. This new playground will create play areas for those with disabilities and allow access for those assisting them.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5,000 persons will benefit from this project.
	<b>Location Description</b>	Fitzgerald Park, 3877 Lawrenceville Hwy., Tucker

	<b>Planned Activities</b>	Completion of an ADA pedestrian and infrastructure plan and provide funding for installing new accessible playground equipment. This new playground will create play areas for those with disabilities and allow access for those assisting them
<b>3</b>	<b>Project Name</b>	City of Stone Mountain VFW Park Improvement Project
	<b>Target Area</b>	Memorial Drive (Clarkston and Stone Mountain)
	<b>Goals Supported</b>	SLE #1 - Public Facilities
	<b>Needs Addressed</b>	Public Facility and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	CDBG funds will be used as gap funding to complete approximately \$866,000 in park improvements. The park improvements will include a new pavilion, walking path, natural play area, parking, drainage, and landscaping.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5,000 persons will benefit from this project.
	<b>Location Description</b>	VFW Park at 888 Gordon Street, St. Mountain, GA.
<b>Planned Activities</b>	Completion of park improvements, the park improvements will include a new pavilion, walking path, natural play area, parking, drainage, and landscaping.	
<b>4</b>	<b>Project Name</b>	HUD Section 108 Loan Repayment
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Economic Opportunity #2 - Section 108 Loan
	<b>Needs Addressed</b>	Public Facility and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$875,053
	<b>Description</b>	In 2018 HUD approved \$7.8 million to construct the East-DeKalb Senior Center. The total repayment of the remaining HUD Section 108 Loan principal amount is approximately \$9.7 Million with an amortization period of 20 years (2018-2038), at an estimated fixed interest rate of 3.6%.
	<b>Target Date</b>	7/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 low to moderate-income families and seniors will benefit from this activity.
	<b>Location Description</b>	4885 Elam Road, Stone Mountain, GA.
	<b>Planned Activities</b>	Repayment of the remaining HUD Section 108 Loan principal amount of \$3.5 million of the Section 108 Loan principal amount of approximately \$9.7 Million with an amortization period of 20 years (2018-2038), at an estimated fixed interest rate of 3.6%.
5	<b>Project Name</b>	DeKalb Small Business Micro-Enterprise Training Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Economic Opportunity #3 - Small Business Program
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$95,000
	<b>Description</b>	CDBG funds will be provided to the Urban League of Greater Atlanta or another eligible agency to operate a small business micro-enterprise training program for DeKalb County citizens and businesses. This program will provide services for small business micro-enterprise training and entrepreneur development.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 75 persons will benefit from this program.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	This program will provide services for small business micro-enterprise training and entrepreneur development.
6	<b>Project Name</b>	Africa's Children's Fund, Inc.(Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #7 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Rehousing
	<b>Funding</b>	CDBG: \$19,000

	<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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 120 individuals will benefit from this activity.
	<b>Location Description</b>	This activity is available County-wide.
	<b>Planned Activities</b>	This agency will provide case management, and housing supportive services that enable those households to become self-sufficient and avoid incidents of homelessness.
<b>7</b>	<b>Project Name</b>	Furniture Bank of Metro Atlanta, Inc.(Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #8 - Bridge Housing and ES
	<b>Needs Addressed</b>	Homeless Outreach, Shelter, and 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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 500 families will benefit from the project.
	<b>Location Description</b>	This program is available County-wide.
	<b>Planned Activities</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, living with HIV/AIDS, or fleeing domestic violence.
<b>8</b>	<b>Project Name</b>	Latin American Association, Inc.(Public Service)
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Decent Housing #7 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention and 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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 individuals will benefit from this program.
	<b>Location Description</b>	This program will be available Countywide.
	<b>Planned Activities</b>	This 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.
9	<b>Project Name</b>	Safe Haven Transitional, Inc.(Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #7 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Rehousing
	<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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 individuals will benefit from this program.
	<b>Location Description</b>	This activity is available Countywide.
<b>Planned Activities</b>	This project will provide transitional and emergency housing plus supportive services to DeKalb County women with or without children who are victims of Domestic Violence	
	<b>Project Name</b>	The Salvation Army, International(Public Service)

<b>10</b>	<b>Target Area</b>	Buford Highway Area (Chamblee and Doraville)
	<b>Goals Supported</b>	Decent Housing #8 - Bridge Housing and ES
	<b>Needs Addressed</b>	Homeless Outreach, Shelter, and Services
	<b>Funding</b>	CDBG: \$45,000
	<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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 low-moderate income persons will benefit from this program.
	<b>Location Description</b>	Buford Highway (Chamblee/Doraville)
	<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>11</b>	<b>Project Name</b>	Candler Forest - Case Management(Public Service)
	<b>Target Area</b>	Candler/McAfee Area
	<b>Goals Supported</b>	Decent Housing #7 - Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Rehousing
	<b>Funding</b>	CDBG: \$65,000
	<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 case management.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 families will benefit from this activity.
	<b>Location Description</b>	This activity is in the Candler/ McAfee Target Area.
<b>Planned Activities</b>	Case Management for the HOME Tenant-Based Rental Assistance Program.	
	<b>Project Name</b>	COC Coordinated Entry Case Management (Public Service)



<b>12</b>	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #9 - Coordinated Entry System
	<b>Needs Addressed</b>	Homeless Outreach, Shelter, and Services
	<b>Funding</b>	CDBG: \$50,000
	<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>	7/31/2025
	<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 available Countywide.
<b>Planned Activities</b>	Intensive case management for very difficult cases involving households or individuals who are homeless or at risk of becoming homeless.	
<b>13</b>	<b>Project Name</b>	Street Outreach (Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #8 - Bridge Housing and ES
	<b>Needs Addressed</b>	Homeless Outreach, Shelter, and Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The Street Outreach Case Manager provides intensive case management. Will perform street outreach activities to include engaging unsheltered homeless individuals and families, connecting them with emergency shelter, permanent housing, or critical services and referring them to urgent care, non-facility-based care for the homeless. This activity is a critical component of the DeKalb Continuum of Care assisting those unsheltered individuals. These CDBG funds will be used to fund a part-time position to perform Street Outreach case management functions.
	<b>Target Date</b>	7/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 persons will be served through this activity.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	The street outreach team will perform street outreach activities to include engaging unsheltered homeless individuals and families, connecting them with emergency shelter, permanent housing, or critical services, and referring them to urgent care, and non-facility-based care for the homeless.
<b>14</b>	<b>Project Name</b>	Community Friendship, Inc.(Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #8 - Bridge Housing and ES
	<b>Needs Addressed</b>	Homeless Outreach, Shelter, and Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This agency provides recovery-oriented programming by helping people re-establish natural roles and supports in the community, which includes employment and normalization of socialization to those at risk, either with a diagnosed mental illness, or a suspected diagnosis.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 25 persons will benefit from this project.
	<b>Location Description</b>	This program is available Countywide.
	<b>Planned Activities</b>	The program provides recovery-oriented programming by helping people re-establish natural roles and supports in the community, which includes employment and normalization of socialization.
<b>15</b>	<b>Project Name</b>	Network Cooperative Ministries (Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #8 - Bridge Housing and ES
	<b>Needs Addressed</b>	Homeless Outreach, Shelter, and Services
	<b>Funding</b>	CDBG: \$2,500

	<b>Description</b>	Funding will be used to assist the agency in the Food Pantry Program by providing support for the acquisition of a semi-electric straddle stacker to enhance food sorting operations.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 families will benefit from this program.
	<b>Location Description</b>	This project will be available Countywide.
	<b>Planned Activities</b>	Funding will be used to assist the agency in the Food Pantry Program by providing support for the acquisition of a semi-electric straddle stacker to enhance food sorting operations.
<b>16</b>	<b>Project Name</b>	Catholic Charities (Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #4 - Housing Services
	<b>Needs Addressed</b>	Fair Housing, Housing Counseling, Legal Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	CDBG funds will be used for bi-lingual foreclosure prevention counseling and financial literacy education. Catholic Charities housing counseling program promotes financial well-being and ensures that individuals living below poverty have effective tools and resources for managing their finances.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 low-mod income persons will benefit from this benefit.
	<b>Location Description</b>	This project is available Countywide.
	<b>Planned Activities</b>	Funds will be used for bi-lingual foreclosure prevention counseling and financial literacy education.
<b>17</b>	<b>Project Name</b>	Center for Pan Asian Communities (CPACS) (Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #4 - Housing Services
	<b>Needs Addressed</b>	Fair Housing, Housing Counseling, Legal Services

	<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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 persons will benefit from this program.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	The agency will provide homebuyers, homeowners, homeless-at-risk, or renters with housing counseling and education services.
<b>18</b>	<b>Project Name</b>	New American Pathways (Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #4 - Housing Services
	<b>Needs Addressed</b>	Fair Housing, Housing Counseling, Legal Services
	<b>Funding</b>	CDBG: \$22,000
	<b>Description</b>	CDBG funds will be used to provide intensive basic financial literacy training for refugee women.
	<b>Target Date</b>	7/31/2025
	<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 activity is available Countywide.
	<b>Planned Activities</b>	The agency will provide intensive basic financial literacy training for refugee women.
<b>19</b>	<b>Project Name</b>	Atlanta Legal Aid Society, Inc.(Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #4 - Housing Services
	<b>Needs Addressed</b>	Fair Housing, Housing Counseling, Legal Services
	<b>Funding</b>	CDBG: \$70,000

	<b>Description</b>	CDBG funds will be used for the HOME DEFENSE PROGRAM for predatory lending prevention, consumer education, fraudulent mortgages, and scam awareness. To prevent foreclosure and homelessness, they propose to educate consumers and provide legal representation to qualified clients.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 people will be assisted through this activity.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	To prevent foreclosure and homelessness, they propose to educate consumers and provide legal representation to qualified clients.
<b>20</b>	<b>Project Name</b>	Metro Fair Housing, Inc.(Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #4 - Housing Services
	<b>Needs Addressed</b>	Fair Housing, Housing Counseling, Legal Services
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	The agency will provide fair housing services, education, and counseling; helping citizens and housing entities understand their rights and responsibilities under Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), which prohibits housing discrimination based on race, color, national origin, sex, religion, familial, and handicap status. Metro Fair serves as the County's Fair Housing Partner agency, investigating tenant/landlord and fair housing complaints.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 people will benefit from this project.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	Metro Fair serves as the County's Fair Housing Partner agency, investigating tenant/landlord and fair housing complaints.
<b>21</b>	<b>Project Name</b>	Our House, Inc. (Public Service)
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	SLE #5 - Affordable Childcare
	<b>Needs Addressed</b>	Youth and Family 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, 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>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150 low/mod children will benefit from this program.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	The agency 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.
<b>22</b>	<b>Project Name</b>	Youth Vouchers Set Aside (Public Service)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE #4 - Summer Youth Programs
	<b>Needs Addressed</b>	Youth and Family Services
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Funds will allow low- to moderate-income children to have meaningful summer experiences. These experiences shall be recreationally based, and offer educational activities that build self-esteem, promote health, and build capacity.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 children from low-to-moderate-income families will benefit from this activity.

	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	Funds will allow low- to moderate-income children to have meaningful summer experiences.
<b>23</b>	<b>Project Name</b>	Special Purpose Housing Repair Program (SPHRP)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #2 - Special Purpose Home Repair
	<b>Needs Addressed</b>	Housing Repair Assistance for Homeowners
	<b>Funding</b>	CDBG: \$400,000
	<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 homes 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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 35 low/mod-eligible homeowners will benefit from this program.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	Funds will be used to provide repairs to income-eligible seniors or legally disabled adults 21 years and older who own and occupy their homes as their primary place of residence.
<b>24</b>	<b>Project Name</b>	Implementation Services for SPHRP
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #2 - Special Purpose Home Repair
	<b>Needs Addressed</b>	Housing Repair Assistance for Homeowners
	<b>Funding</b>	CDBG: \$165,000
	<b>Description</b>	CDBG funding will be used to cover the implementation costs of the Housing Repair Program.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 35 low/mod-eligible homeowners will benefit from this program.

	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	Funding will be used to cover the implementation costs of the Housing Repair Program.
25	<b>Project Name</b>	Demolition and Blight
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE #6 - Demolition and Blight
	<b>Needs Addressed</b>	Demolition and Blight Clean-Up
	<b>Funding</b>	CDBG: \$375,103
	<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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 60 homes will benefit from this project.
	<b>Location Description</b>	This activity 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.
26	<b>Project Name</b>	Implementation Services for Demo & Blight
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	SLE #6 - Demolition and Blight
	<b>Needs Addressed</b>	Demolition and Blight Clean-Up
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	CDBG funding will be used to cover the implementation of the Demolition and Blight Program.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 60 homes will benefit from this program.
	<b>Location Description</b>	This activity is available Countywide.
	<b>Planned Activities</b>	Funding will be used to cover the implementation of the Demolition and Blight Program.



27	<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: \$922,914
	<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>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	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. If any of the set-aside funds are not used for the identified purposes, they will be used for general Community Development Administration.
28	<b>Project Name</b>	HOME Program Administration 10% Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	HOME: \$230,352
	<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.
	<b>Target Date</b>	7/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	This activity is 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.
29	<b>Project Name</b>	HOME Eligible Projects
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #1 - Rental Housing
	<b>Needs Addressed</b>	Expand Access to Affordable Housing
	<b>Funding</b>	HOME: \$2,073,173
	<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. The expected resources for this project include \$2,073,173.26 in HOME funding.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately 100 low/moderate persons.
	<b>Location Description</b>	This activity 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.
	<b>Project Name</b>	HOME CHDO Reserve 15% Set-Aside

30	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #4 - Housing Services
	<b>Needs Addressed</b>	Expand Access to Affordable Housing
	<b>Funding</b>	HOME: \$345,528
	<b>Description</b>	HUD regulations require a minimum 15% annual set aside of the total HOME grant to be used by Community Development Organizations (CHDOs) to support their activities involving the development, sponsorship, and/or ownership of affordable housing. The County will allocate funds to CHDOs through a CHDO application process.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 16 families will benefit from this project
	<b>Location Description</b>	These activities are available countywide.
	<b>Planned Activities</b>	Funds will be made available to CHDOs certified in DeKalb County to assist with their general administrative expenses as they carry out affordable housing development activities under the HOME Program.
31	<b>Project Name</b>	HOME CHDO Operating 5% Set Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #4 - Housing Services
	<b>Needs Addressed</b>	Expand Access to Affordable Housing
	<b>Funding</b>	HOME: \$115,176
	<b>Description</b>	Funds will be made available to CHDOs certified by DeKalb County to assist with their general administrative expenses as they carry out affordable housing development activities under the HOME Program.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 16 families will benefit from this activity.
	<b>Location Description</b>	This activity is Countywide.
	<b>Planned Activities</b>	Certified CHDOs will use funds to assist with their general administrative expenses.

<b>32</b>	<b>Project Name</b>	Emergency Solutions Grant Admin. 7.5%
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Decent Housing #7 - Homelessness Prevention
	<b>Needs Addressed</b>	Homeless Outreach, Shelter, and Services Homelessness Prevention and Rapid Rehousing
	<b>Funding</b>	:
	<b>Description</b>	To provide administrative costs for the Emergency Solutions Grant Program, that will fund non-profit partners for outreach and shelter, help to prevent homelessness, rapidly re-house homeless individuals and families, and help to stabilize participants in permanent housing.
	<b>Target Date</b>	7/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 persons will benefit from this program.
	<b>Location Description</b>	This is available Countywide.
	<b>Planned Activities</b>	Administrative Costs for the ESG program. The total ESG funding will be used for Emergency Shelter Operations (\$170,000); HMIS (\$35,868); Homeless Prevention (\$130,000); and Rapid Re-housing (\$33,000).

## 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 Stonecrest, Tucker, Stone Mountain, and the Buford Highway and Candler/McAfee areas. 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 has one of the most diverse populations in the southeastern United States, including Latino and Asian populations that settled there some time ago and a number of refugee populations that have more-recently moved to the county upon entry to the United States. The largest of these groups over the last several years have been from Somalia, Congo, Iraq, Burma, Afghanistan, Vietnam, Ethiopia, Iran, and Bosnia. Efforts will be made to develop and support programs and projects that serve these populations.

### Geographic Distribution

The table below identifies the geographic distribution of anticipated CDBG spending during the 2024 program year. The largest proportion (74%) will be spent countywide on projects or programs that may benefit eligible individuals or households, regardless of where they live. About 17% of spending will occur in municipalities, specifically in the City of Stonecrest for the Farrington Road Sidewalk Project and the City of Tucker for ADA Park Improvements and ADA Transition Plan. The County will also spend 7% of its CDBG funds in Stone Mountain for the VFW Park Improvement Project. A small share of funding, 1% each, will be spent in the Buford Highway and Candler/McAfee areas, to serve people experiencing homelessness and provide case management for tenant-based rental assistance recipients, respectively.

### Geographic Distribution

Target Area	Percentage of Funds
Buford Highway Area (Chamblee and Doraville)	1
Memorial Drive (Clarkston and Stone Mountain)	7
Candler/McAfee Area	1
Scottdale Area	0
Countywide	74
Urban County - Municipalities	17

Table 57 - Geographic Distribution

## **Rationale for the priorities for allocating investments geographically**

When funding is allocated on a geographic basis, DeKalb County will focus its funding on areas with concentrations of low- and moderate-income households, defined as census tracts where more than 51% of households have low- or moderate-incomes. These areas may include a mix of unincorporated areas, target areas, and municipalities. Additionally, Projects or programs that benefit individuals or households, such as the Special Purpose Home Repair program, will be available to income-eligible households countywide. Projects funding selections are based on eligibility, availability of funds, readiness to proceed, priority of need for service, and other factors.

## **Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

To increase affordable and workforce housing inventory, DeKalb County is pursuing communitywide collaborations to foster the development of equitable and inclusive affordable housing. Through an array of organizations that includes community organizations, faith-based organizations, the Continuum of Care, incorporated cities within the county, local school systems, MARTA, developers and nonprofit housing organizations, Dekalb County will develop initiatives that expand access to affordable housing and promote housing stability.

In addition to leveraging its HOME and CDBG funds, the County may offer affordability incentives or establish requirements that a percentage of new rental and/or homeownership units be made affordable to income-eligible households. Overlay zoning districts designed to enhance affordability may be created where appropriate when the concept is supported by community residents.

Further, the County will continue to collaborate with the Continuum of Care to ensure that homeless and at-risk households are appropriately housed and maintain stability after housing occurs. To promote housing stability for existing homeowners, the County will continue its Special Purpose Home Repair Program, which provides home system repairs (roofing, electrical, plumbing, HVAC) to income-eligible seniors or legally disabled adults 21 years and older who own and occupy their homes as their primary place of residence.

Table 63 and Table 64 summarize the County’s goals for affordable housing during the 2024 program year, including households supported through eligible CDBG, HOME, and ESG funding.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	322
Non-Homeless	625
Special-Needs	35
Total	982

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	50
The Production of New Units	100
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	185

**Table 59 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The County will continue using HOME funds to support development (including new construction and/or acquisition and rehabilitation) of affordable housing units. The County will allocate funding to produce 100 new affordable housing units in PY 2024, although construction will likely be completed over a longer timeframe, given construction delays related to major price increases and financing difficulties following the COVID-19 pandemic. The County will also use HOME funds to support tenant-based rental assistance for 50 households, who will also be eligible for case management support funded through CDBG.

Through the CDBG-funded Special Purpose Home Repair Program, an estimated 35 special needs households will receive home rehab assistance during PY 2024. These households include eligible homeowners who are seniors or persons 21 years of age or older with a disability.

Program year 2024 ESG funding will be used to provide homelessness prevention and/or rapid rehousing services to 376 households. Additionally, the County will allocate CDBG funds to support the stabilization of homeless households through a variety of nonprofit organizations.



## **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. Approximately 8,227 (88%) of these subsidized units are available through voucher programs (6,133 Housing Choice Vouchers and 2,094 Project-Based Vouchers). There are 75 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**

#### **Housing Authority of DeKalb County**

The Housing Authority of DeKalb County (HADC) does not operate any public housing units. However, the County works closely with HADC in the administration of CDBG, HOME, and other grant funds related to the development and implementation of affordable housing assistance programs and projects. The Housing Authority acts as an agent and subrecipient on a number of HOME activities, many undertaken through an ongoing contract with the Housing Authority and implemented in accordance with program descriptions executed by the Housing Authority Executive Director and the Community Development Department Director. Activities undertaken in program year 2024 may include multifamily development projects, tenant-based rental assistance, or other affordable housing initiatives.

#### **Housing Authority of the City of Decatur**

The Housing Authority of the City of Decatur (DHA) does not operate any public housing units. As of 2019, the DHA converted all 289 units of public housing under the Rental Assistance Demonstration (RAD) program to Project-Based Rental Assistance (PBRA). Residents pay essentially the same rents and have the same services as existed DHA's under the public housing program. These services include an afterschool program for youth, senior activity planning, and adult education opportunities, as well as linking residents to other services available in the community.

#### **Lithonia Housing Authority**

Lithonia Housing Authority operates 75 units of public housing. During the 2024 program year, the Housing Authority will continue the renovation or modernization of public housing units, with the goal of using 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.

Over the next five years, DeKalb County will continue to collaborate with HADC, including publicizing affordable homeownership opportunities through HADC.

**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**

## **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 2024.

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 the CoC to monitor and reduce homelessness.
- Increase housing for the homeless population, especially those unserved through CoC funding.
- Ensure that the at-risk and homeless populations can easily access services and obtain rapid stable housing.
- Conduct studies and surveys to document homelessness in the area.
- Collect data on the at-risk population to develop programs to prevent homelessness.
- Collaborate with CoC and other agencies to collect data on the causes of homelessness to enable the development of strategies to address the root causes of homelessness.
- Collaborate with agencies and organizations to develop programs to served at-risk and homeless individuals comprehensively and eradicate homelessness.
- Collaborate with the CoC to ensure that CoC strategies satisfy the needs of DeKalb County.

Specific goals for the 2024 program year are discussed below.

### **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 and VA 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 assisted remain stably housed. In collaboration with VA staff, the County conducts a monthly outreach effort to identify homeless veterans, offer services and immediate shelter.

The DeKalb Street Outreach Specialist maintains a list of encampment sites and continuously canvasses the sites and the 271 square mile area of DeKalb County to identify homeless individuals, assess their needs, and connect them to housing and services. The County continues its collaborative efforts with local health providers to address the healthcare needs of unsheltered individuals. Efforts include developing processes to ensure that homeless individuals are referred to appropriate housing upon hospital release and unsheltered individuals receive physical and mental health assessments,

accompanied by appropriate referral and follow-up. Working with DBHDD, the County will refer unsheltered individuals with severe persistent mental illness for Georgia Housing Vouchers.

Specific activities and goals related to outreach and assessment that will be funded during the 2024 program year include:

- A Street Outreach Case Manager will serve an anticipated 100 individuals through street outreach, including engaging unsheltered homeless persons, connecting them with emergency shelter, permanent housing, or critical services, and referring them to urgent care, non-facility-based care for the homeless.
- CoC Coordinated Entry Case Management will provide intensive case management for unusually difficult cases involving individuals or households who are homeless or at-risk of becoming homeless. CDBG funds will be used to fund a part-time position anticipated to serve 100 families.
- Africa's Children's Fund, Inc. will provide case management services, including assessments and referrals, to assist 120 homeless and underserved individuals in DeKalb County.
- The Salvation Army, International, will provide intake, case management, and job readiness services to 50 persons experiencing homelessness in DeKalb County.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

DeKalb County will satisfy its goal of providing housing and supportive services for homeless households 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 approximately 27% 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.

DeKalb County is focusing its housing efforts on rapidly re-housing homeless households, preventing homelessness among the at-risk population, and diverting at-risk households away from the homelessness system where appropriate. However, the County will fund four agencies that provide emergency shelter and related services using ESG funds during the 2024 program year. These include Decatur Cooperative Ministry, Inc. (for single parents and children), Clifton Sanctuary Ministry (for men), Rebecca's Tent (seasonally, for women), and the Salvation Army Metro Command (for families, single men, and single women).

Additionally, the County will use CDBG funds to support Safe Haven Transitional, Inc., which provides transitional and emergency housing to women with or without children who are victims of domestic

violence. Although not funded during the 2024 program year, Breakthru House and Decatur Cooperative Ministry will also continue to provide transitional housing. The County is working with the CoC to investigate ways to ensure that transitional housing programs work to move clients quickly to permanent housing and serve clients with the greatest housing barriers.

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

One of DeKalb County's major goals is to develop affordable units and implement programs that focus on the chronically homeless, senior citizens, veterans, cost-burdened households, youth, and other special populations. To satisfy this goal, the County may augment its efforts using HOME-ARP funds to support a Rental Assistance/Tenant-Based Rental Assistance (TBRA)/Supportive Services program. Such a program will provide supportive housing 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. During the 2024 program year, the County will use CDBG funds to support case management for TBRA recipients. 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.

During the 2024 program year, DeKalb County will use ESG funds to support rapid rehousing through Decatur Cooperative Ministry and Salvation Army Metro Command. To increase housing opportunities further, DeKalb County collaborates with the DeKalb Housing Authority and the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) to refer eligible households for Housing Vouchers.

**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**

DeKalb County focuses substantial efforts on approaches that help low-income individuals and families avoid becoming homeless. During the 2024 program year, the County will provide CDBG funding to the Latin American Association, Inc. to support a program that will assist an anticipated 300 individuals

avoid homelessness by connecting them with opportunities and resources to increase economic, housing, and family stability. Additionally, the County will fund several agencies providing homelessness prevention using ESG, including Decatur Cooperative Ministry, Inc., Salvation Army Peachcrest, the Latin American Association, and the Family Heritage Foundation.

Agencies responsible for ensuring that persons being discharged from a system of care are not discharged into homelessness include the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD), Juvenile Justice, DeKalb Community Service Board, 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, they 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. The CoC, in collaboration with Chris 180, the Department of Children and Family Services, United Way, the Department of Juvenile Justice, the 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. 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, 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.

DeKalb Community Development staff meet regularly with local hospital representatives to ensure that emergency room and hospitalized patients are not released into homelessness. Meetings are designed to develop processes to ensure that homeless individuals receive appropriate housing and medical care follow-up.

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**

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

### **Introduction:**

In 2018, DeKalb County commissioned a Housing Affordability Study from Emory University's Policy Analysis Laboratory to better understand the county's affordable housing challenges. The study's findings underscored the degree to which housing affordability impacts DeKalb County residents, reporting that 20% of the county's households are cost burdened (spending between 30% and 50% of their incomes on housing) and another 19% severely cost burdened (spending more than 50% of their incomes on housing costs). Taken together, four in ten county residents face a housing affordability challenge. A variety of factors, some of them matters of public policy, limit the production and availability of affordable housing options. These factors include expiring subsidies or affordability periods, zoning and land use regulations, and the allocation priorities for CDBG funds.

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

While the County continues to work to increase the quality of housing units that are newly constructed, it acknowledges that enhanced building standards can add to the construction cost of the units. This, in conjunction with increasing land values and ongoing gentrification, make it more difficult to add to the affordable base for low and moderate-income citizens of DeKalb County. As new projects are proposed, the County seeks to incorporate requirements for affordable set-asides as part of the zoning approval process, prioritizing projects that provide long-term affordability guarantees. The County also encourages development of affordable housing in locations with good access to jobs, grocery stores, and other amenities as a way 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.

### **Discussion:**

The County's 2018 Housing Affordability Study highlighted the importance of expiring subsidies or affordability requirements to the preservation of existing affordable units. The high level of need for affordable housing in DeKalb County is compounded by a shrinking inventory of affordable units. This is largely because significant numbers of housing units that were previously developed are aging out of the affordability restrictions tied to the subsidies that created the units. For example, housing developed under the Low Income Housing Tax Credit (LIHTC) program accounts for the majority of subsidized affordable housing available on the private market. Typically, these developments must remain affordable for 30 years as a condition of the tax credits received by the developer. As developments approach the 30-year mark, they may exit the program and are no longer beholden to affordability restrictions; as units turn over, the rents are likely to adjust to market rates. The Housing Affordability

Study found that:

*In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed.*

The effect of expiring affordability periods can be mitigated through public refinancing options that allow owners of the subsidized developments to make repairs and renovations with low-interest loans that require the affordability requirements to remain in place. Programs and local capital for this purpose are needed to prevent a dramatic loss in affordable units. Further, new affordable housing projects should be prioritized when they comply with extended affordability restrictions or even deed-restricted permanent affordability provisions.

Previous research into the County's zoning code and land use regulations indicates significant potential barriers to affordable housing development, including exclusionary zoning (i.e. heightened design standards requiring costlier development approaches) and limited land available for multifamily development. Concurrent with development of this Consolidated Plan the County is preparing a new Analysis of Impediments to Fair Housing Choice that will re-examine the impact of zoning on affordability; this research will likely indicate additional details related to zoning and land use barriers.

Finally, the County's allocation of CDBG funding has traditionally favored non-housing priorities such as public facilities and public services. As the Housing Affordability Study points out, "DeKalb County's CDBG allocations for housing are well below the national average. Between 2014 and 2016, the county allocated about five percent of its CDBG funds for housing activities." While needs for facilities such as recreation centers, senior centers, and athletic fields are well documented, housing affordability generally stands out as a greater priority based on data examined here and on public input received during the consolidated planning process.



## **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 and community development agencies.

The County continues to use available resources to help 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 nonprofit organizations and churches.

### **Actions planned to address obstacles to meeting underserved needs**

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:

- Continued funding Atlanta Legal Aid to assist those in danger of losing their homes, especially senior citizens.
- Continued efforts to provide job training and employment readiness education, including initiatives focused on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures, mortgage fraud, and home purchase
- Developing 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.
- Reviewing applications and providing letters of support for developers applying for Low Income

Housing Tax Credits, when appropriate.

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

Over the 2024 program year, DeKalb County will undertake the following activities to foster and maintain affordable housing:

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

### **Actions planned to reduce lead-based paint hazards**

As part of its ongoing lead hazard reduction program, the County will continue to work with DeKalb County Beautification-Code Compliance and the DeKalb County Public 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 Public Health, there does not appear to be a major problem with lead hazards in housing in DeKalb County. While not a major problem, units exist in DeKalb County where lead is present and steps to mitigate these lead hazards are required.

### **Actions planned to reduce the number of poverty-level families**

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

special programs sponsored by WorkSource DeKalb.

### **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 nonprofit public service provider agencies
- A consortium of nonprofit community housing development agencies, community-based housing development organizations (CHDOs), and nonprofit 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 Public Health
- DeKalb Community Services Board
- DeKalb Community Development Advisory Council
- Decatur Housing Authority
- Housing Authority of DeKalb County
- Keep DeKalb Beautiful
- Georgia Department of Community affairs
- Municipalities in DeKalb County
- DeKalb County Development Authority

Each of these partners has served an integral role in the implementation of Consolidated Plan and Annual Action Plan strategies and programs. This collaborative approach aids the County in determining and addressing priority needs and helps to assess the strengths and gaps, while determining what measures are required to overcome these gaps in institutional structure. Moreover, collaboration with and input from partner agencies helps to make appropriate recommendations for HUD funding and to ensure a sound implementation strategy is in place. The County's partners help to determine specific

problems, to meet regulatory compliance, and to certify consistency with the any housing-related activities receiving HUD funds. These efforts have resulted in the provision of many housing and non-housing improvements for the development of viable urban communities in DeKalb County.

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

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

The County collaborates with the Regional Commission on Homelessness and participates in national and regional efforts to mitigate homelessness. In addition, the County 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:**

## Program Specific Requirements

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

#### Introduction:

This section addresses specific requirements of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. DeKalb County's HOME Recapture Provisions and ESG Desk Guide, referenced within this section, are included as attachments to this plan.

#### 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:

DeKalb County will not use forms of investment beyond those identified in Section 92.205.

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

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

DeKalb County's homebuyers of HOME-assisted units require a subsidy of at least \$1,000. DeKalb County established recapture requirements for its HOME homebuyer activities. Resale is not applicable for DeKalb County homebuyer activities.

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

In DeKalb County, 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 and is subject to Recapture Provisions (as established at 92.253(a)(5)(ii).

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 subsidy amount may differ for each homebuyer and is a minimum of \$1,000.
- The homebuyer must be purchasing the house as his principal residence and must reside in the house for the period of affordability.
- The minimum length of affordability is based on the total direct subsidy to the homebuyer that enabled the homebuyer to purchase the unit.

The table below outlines the minimum affordability periods.

- 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 from net proceeds of the sale of the property on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. For example:  $\text{subsidy times (number of years homebuyer occupied house/affordability period) minus subsidy} = \text{Recapture Amount}$ .
- If net proceeds are insufficient to repay the loan in full, the recapture shall be limited to the available net proceeds. Under no circumstance can the County recapture more than the available

net proceeds from the homebuyer. The term net proceeds is defined as the sale price of the property minus the repayment of any superior loan and closing costs.

- The County requires written agreements with the homebuyer and recorded deed restrictions to enforce affordability requirements and recapture.
- The County will use recaptured funds for another HOME-eligible activity.

Table 65 – Minimum Affordability Periods Associated with Direct Subsidy

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities.

DeKalb County does not plan to implement a preference for a HOME TBRA activity. DeKalb County

will implement TBRA using its HOME-ARP funds. The entire HOME-ARP eligible population may be served with HOME-ARP funds. DeKalb County does not plan to implement a preference for HOME-ARP TBRA.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable. DeKalb County does not plan to implement a preference for a HOME TBRA activity.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

DeKalb County may implement preferences in a portion of HOME rental units for households that are homeless, at-risk of homelessness, or disabled. DeKalb County will not violate Fair Housing requirements. DeKalb County will not implement rental housing projects using HOME-ARP funds.

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

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

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

- Participants must be below 30% of 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 homelessness status, barriers, and potential service areas. Clients who are not victims of domestic violence or veterans are referred to the appropriate lead agency for 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. A 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 number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelters.
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.

**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 shelters.
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



**IMPORTANT ANNOUNCEMENT**

**DeKalb County 2024-2028 Consolidated Plan for HUD Programs to include the 2024 Annual Action Plan**

**GRANT APPLICATION PROCESS FOR**

**The United States Department of Housing and Urban Development (HUD) 2024 Funds**

On March 8th 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 2024 Annual Action Plan. **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 8th via email request to the following mailbox: [cdbg\\_esg\\_applications@dekalbcountyga.gov](mailto:cdbg_esg_applications@dekalbcountyga.gov).**

For more information, please join us at the meetings listed below or email Byron Campbell, Grants & Admin. Manager [bkcampbell@dekalbcountyga.gov](mailto:bkcampbell@dekalbcountyga.gov); or call (404) 371-2727.

Application/Information/Technical Assistance Workshop Date/Time	Location
Thursday, March 7, 2023 10:00 AM – 12:00 PM	178 Sams Street, 1st Floor Training Room Decatur, GA 30030

**Public Hearings**

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

Date/Time	Date/Time
March 7, 2024	6:00 PM

Hearing from the Community on Needs

The purpose of this public hearing is to solicit input from the public regarding community needs and priorities. We will discuss information concerning the new 2024-2028 Consolidated Plan & Analysis of Impediments to Fair Housing including the 2024 Annual Action Plan, application submission process and program updates.

**Location**

Please click the link below to register for the Zoon link:

[https://us02web.zoom.us/meeting/register/tZ0rce2urTsqGd3\\_Pe-1RK1zeq-OYTk7T-Dz](https://us02web.zoom.us/meeting/register/tZ0rce2urTsqGd3_Pe-1RK1zeq-OYTk7T-Dz)

**June 6, 2024  
6:00 PM**

**Proposed Budget/Annual Action Plan**

We will present the proposed 2024-2028 Consolidated Plan including the 2024 Annual Action Plan, proposed budget and solicit public questions and/or comments.

**Location TBD**



**ANUNCIO IMPORTANTE**

**Condado de DeKalb 2024-2028 Plan Consolidado para HUD Programas para incluir en Plan de Acción Anual 2024**

**PROCESO DE SOLICITUD DE SUBVENCION PARA**

**El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) 2024 FUNDS**

El 7 de marzo de 2024, 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 Solutos Grant (ESG), y los fondos de HOME para el año 2023. **Todas las solicitudes o peticiones seran objeto de financiamiento HUD en el futuro, para estos programas.** Las aplicaciones CDBG y ESG y la información general se pueden obtener a partir 8 de marzo mediante solicitud por correo electrónico al siguiente buzón: [cdbg\\_esg\\_applications@dekalbcountyga.gov](mailto:cdbg_esg_applications@dekalbcountyga.gov).

Para obtener más información, por favor, únase a nuestras reuniones o llame Byron Campbell, Gerente de subvenciones y administracion [bkcampbell@dekalbcountyga.gov](mailto:bkcampbell@dekalbcountyga.gov); o llamar (404) 371-2727

Aplicación/Información/Taller de Asistencia Técnica Fecha/Hora	Localidad
7 de marzo, 2024 10:00 AM – 12:00 PM	178 Sams Street Sala de entrenamieto 1er piso Decatur, GA 30303

**Audiencias Públicas**

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

Fecha/Hora	Fecha/Hora
14 de marzo, 2024 6:00 PM	6 de Junio, 2024 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 2024-2028 incluido el Plan de Acción Anual 2024, el proceso de presentación de solicitudes, y las actualizaciones del programa.

Plan de acción / presupuesto propuesto  
Vamos a presentar el proyecto de Plan Consolidado 2024-2028 incluyendo la 2024 Anual Plan de acción, presupuesto y solicitaremos preguntas y comentarios del público.

**Localidad Estar Determinado**

WELLROOT

Continued From Page 9

organizations," reported that its intent for the 7-acre property is "to create a dynamic, healing multi-use community campus serving children, youth, families, and the wider Avondale/Decatur community." Its plans include consolidating Wellroot's organizational headquarters on the site in addition to establishing long-term developments supporting Wellroot's programs in multiple areas, including family housing and youth housing, the nonprofit stated.

Ashe said the property needs revitalization work before Wellroot can carry out its plans. "There are five buildings on the property in addition to the sanctuary; however, only the sanctuary building—which is a beautiful space—is in good enough shape to be used without extensive work. The rest will have to be torn down and rebuilt for our needs."

For more than 150 years, Wellroot has, according to its website, provided homes for children, teens, young adults, and families. Wellroot's programs include foster care, family resiliency counseling, kinship care, transitional and independent living for young adults, and family housing.

Explaining its decision to purchase the property, Wellroot said in an announcement of the acquisition that the former Avondale Pattillo campus is "strategically located to serve the needs of the Avondale/Decatur community, particularly in the area of employment. The site, while near local jobs, is also ideally situated less than a half-mile from the Kensington MARTA station and I-285, providing easy access to the greater metro Atlanta area."

Ashe said Decatur First and Wellroot agreed that the facility will provide something they both wanted—a place where Methodists and other community members could volunteer.

Calling Wellroot "a long-term, dedicated partner in fostering positive change and providing vital services to those in need," Rev. Dalton Rushing, senior pastor of Decatur First, in the

announcement said, "Wellroot's vision for Avondale Pattillo is indicative of our organizations' shared commitment to community service and support."

Ashe said, "We want to express our profound gratitude to Decatur First for their faith and trust in our organization. We are eagerly looking forward to the expansion of our mission to serve children and families in crisis, and

together, continuing to live out the hands and feet of Christ and extend the love of Jesus to the entire community."

According to Wellroot, the organization will next enter the due diligence phase, and the plans for the future of Avondale Pattillo are expected to take shape across the next few years. For more information, visit Wellroot.org

FOSTER PARENT

Continued From Page 8

to equip caregivers for the unique challenges they may encounter."

According to Rowell, the challenges of becoming a foster parent and adoption have come with great rewards. "I always tell people to be open, especially to a teen or older kids. For me, it has been a rewarding, beautiful process. We are learning from and helping each other."

For more information, visit chris180.org.



PUBLIC NOTICE
LUMP Submission for 2024-2028 Consolidated Plan
2024 Funding - Annual Action Plan
DRAFT
Preliminary Budget and Plan
Public Comments Invited

PROPOSED 2024-2028 CONSOLIDATED PLAN, INCLUDING THE YEARLY ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT, HOME GRANTS, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANTS PROGRAMS

The DeKalb County Community Development Department is preparing its 2024-2028 Consolidated Plan, including the 2024 Annual Action Plan for the Community Development Block Grant and Emergency Housing Investment Partnership (EIP), HOME and Emergency Solutions Grants program (ESG).

Written public comments will be received from June 7, 2024, through July 9, 2024, and should be submitted to the DeKalb County Community Development Department via email: [dekalb@dekalbcountyga.gov](mailto:dekalb@dekalbcountyga.gov)

Anticipated 2024 Grant Awards and Program Income:

Table with 2 columns: Program Name and Amount. Includes 2024 Community Development Block Grant Allocation (CDBG), 2024 HOME Program Allocation, 2024 Emergency Solutions Grants Allocation, and TOTAL.

PROGRAM POLICY for PROGRAM INCOME

- 1. Funds received from CDBG Program Income will be used for Planning and Administration. The remaining funds will be used for other eligible activities.
2. CDBG resources receive program income to be used before, during, and after special program income will be used for the same eligible activities as outlined in the 2024-2028 Consolidated Plan.
3. Home program income received through the application for assistance by the additional funds will be appropriated to activities as indicated in the policy.
4. The designated anti-displacement activities will be managed by the Community Development Reentry Unit. Funds may receive the program income for approved small business tenants who have received the funds from the County. The County must approve the fund program and make certain funds and program income generated from repayment of loans and other made with County funds.
5. HOME Program Income and Emergency Solutions Grants activities will be used for the development of the plan. All program income received in 2024 will be received in the 2024 Annual Action Plan and remain for the use of members of the community. The 2024-2028 Consolidated Plan will have a maximum year of 2028.
6. Program Income received from the 2024-2028 Consolidated Plan will be used for eligible activities.

2024 CDBG PROPOSED ACTIVITIES

Below are the money requirements. Please review the complete proposal attachments in the 2024-2028 Consolidated Plan, which has been extended to include the 2024 Annual Action Plan for details about the activities:

- 1. PUBLIC SOCIAL SERVICES IMPROVEMENTS
A. Child Welfare Services Improvement - \$500,000
B. Case of Intake - \$100,000
C. City of Atlanta Homeless Shelter - \$1,000,000
2. LOAN/BOND REPAYMENT
3. ECONOMIC DEVELOPMENT
4. PUBLIC SPACES
5. HOUSING ACTIVITIES
6. PLANNING & PROGRAM ADMINISTRATION

Community Development Administration \$2,210,000
YEAR 2024 PROPOSED HOME ACTIVITIES
HOME Investment Partnership Program (\$2,310,000)

- 1. Up to 100 units of HOME Program Income to be used for the development of the plan and project implementation activities coordinated with the HOME.
2. HOME Light Lease (2024-2028) - The proposed activities being considered are: single family owner occupied rental, single family homeownership, non-owner occupied, single family rental, family multi-unit (Rental), single family homeownership (HOME program assistance), and other activities.



# Mega church breaks ground on 'mini homes' project

BY CHRISTINE FONVILLE  
CHRISTINE@DEKALSCHAMP.COM

Stonecrest officials and members of New Birth Missionary Baptist Church held a groundbreaking ceremony on May 18 for a 35-acre mixed-use development project that will include affordable housing, restaurants, and retail.

According to reporting from *On Common Ground* News, **Jamal Bryant**, pastor of New Birth Missionary Baptist Church, said the project is known as The Benison ATL and will offer two- and three-bedroom "mini homes" ranging from 650 square feet to greater than 1,200 square feet.

"The Benison ATL, which will include 336 units, will unfold in three phases and will occupy 35 acres on the church's campus at Evans Mill and Woodruff roads," *On Common Ground* reported. "Prices will start at \$150K and are expected to sell quickly in response to a demand for more affordable housing in the region."

The initial phase of construction will include 120 mini homes, followed by townhomes in phase two, and concluding with residential and retail space in phase three, stated officials.

"New Birth Baptist Church, recognized as the largest land-owning Black church in the United States, with 270 contiguous acres in DeKalb County, marks its first major development project in two decades with The Benison ATL," said church officials in a news release. "Notable amenities include an amphitheater, expansive green spaces, and a swimming pool—catering to diverse demographics, including young professionals, couples, empty nesters, and seniors."

The Benison ATL is part of a transformation of housing developments, according to developer **Anthony Williams**.

"Through this partnership with New Birth Missionary Baptist Church, we look to dynamically reimagine housing concepts in this area by ushering in

bold, fresh, and quality designed properties," Williams said.

At the groundbreaking ceremony, Bryant said he recognized the mounting obstacles of the housing market and hopes that The Benison ATL will be a blessing for the community.

"Our commitment to this endeavor is rooted in the belief that everyone deserves an affordable place to call home and a pathway to homeownership that has become unobtainable for so many households," said Bryant. "We recognize the obstacles confronting

aspiring homeowners in the relentless landscape of the national real estate market. The Benison, which means 'a blessing,' is not just about building houses; it's about erecting pillars of hope and opportunity for families seeking stability and prosperity and laying the

foundation for dreams to flourish and communities to thrive."

The Benison ATL will be located at 6370 Woodruff Road in Stonecrest once completed. For more information, visit [thebenisonatl.com](http://thebenisonatl.com) and [newbirth.org](http://newbirth.org).

### DeKalb Community Development Continued From Page 10

4. Integrating additional funding initiatives, including the use of the 2024 215 Consolidation Fund, to fund the project.

#### BAR 2024 RFP PROPOSED CATEGORIES OF FUNDING

- Emergency Shelter - \$100,000 (Cap \$150,000)
- MIS (6/30/24)
- Emergency Prevention (5/30/20)
- Rapid Re-housing (2/23/24)
- Administrative Costs - 1.5% Cap (2/29/24)

#### ADDITIONAL CDDBG RECOMMENDATIONS

The following projects are aligned with the goals and objectives of the 2024 215 Consolidation Fund. If funds are available, the project listed below will move forward in accordance with the County's priorities:

To be Funded: **Evans Mill Project**—Available CDDBG funds will be made available to work with the Evans Mill Rail Project. If it is determined that funding is needed to complete the project, Evans Mill Station Redevelopment—(One mile CDDBG funding will be used to assist with the installation of the Evans Mill Station Redevelopment).

**HUD Section 108 Loan Program**—The Community Development Department will consider the use of Section 108 loan program funds to fund the building of single-unit affordable rental properties in the County. The use of these funds will be subject to HUD approval. The use of these funds will be subject to HUD approval and HUD CDDBG funding will be subject to HUD approval.

CDDBG funds will be used for any approved affordable rental projects in the 2024-2028 Consolidation Fund. CDDBG funds will be used for any approved affordable rental projects in the 2024-2028 Consolidation Fund. CDDBG funds will be used for any approved affordable rental projects in the 2024-2028 Consolidation Fund.

The Community Development Department will apply for the use of CDDBG funds for the 2024-2028 Consolidation Fund. CDDBG funds will be used for any approved affordable rental projects in the 2024-2028 Consolidation Fund.

The DeKalb County Community Development Department is authorized to consider the funding of priority projects that are in the final stages of development. For funding, the eligible projects will be reviewed and approved projects to either proceed or current year funds through the allocation process. The Community Development Department will consider the use of CDDBG funds for the 2024-2028 Consolidation Fund.

The remaining 2024 Section 108 Loan program will amount to approximately \$10 million with an authorized period of 10 years (2024-2034) at an assumed cost interest rate of 2.5%. The annual loan requirement will be approximately \$500,000.

Funds are available in the capital budget. Funds are used to assist with providing services to fill the service gaps in the DeKalb County. The use of these funds will be subject to HUD approval and HUD CDDBG funding will be subject to HUD approval.

For the details of the Community Development Department's 2024-2028 Consolidation Fund, please visit the website at [www.dekalbcountyga.gov](http://www.dekalbcountyga.gov).

The Community Development Department Director is authorized to designate CDDBG funds to an existing or approved 2024-2028 Consolidation Fund project.

The Community Development Director is authorized to designate CDDBG funds to an existing or approved 2024-2028 Consolidation Fund project.

- Q. Request for more information on CDDBG funding opportunities and how to apply for CDDBG eligible activities, open the authorization to HUD and the Director.
- R. The Community Development Department will consider the use of CDDBG funds to fund any approved affordable rental projects in the County. The use of these funds will be subject to HUD approval.
- S. The Community Development Department will consider the use of CDDBG funds to fund any approved affordable rental projects in the County. The use of these funds will be subject to HUD approval.
- T. The Community Development Department will consider the use of CDDBG funds to fund any approved affordable rental projects in the County. The use of these funds will be subject to HUD approval.
- U. The Community Development Department will consider the use of CDDBG funds to fund any approved affordable rental projects in the County. The use of these funds will be subject to HUD approval.
- V. The Community Development Department will consider the use of CDDBG funds to fund any approved affordable rental projects in the County. The use of these funds will be subject to HUD approval.

#### HOME INVESTMENT PARTNERSHIPS PROGRAM

**ADDITIONAL RECOMMENDATIONS**  
The Community Development Department will use CDDBG funds to provide loans to assist in the development of affordable housing in the following projects. During 2024, the Department will complete the initial and second round of loans for the development of affordable rental units in DeKalb County.

The Community Development Department is authorized to consider the funding of priority projects that are in the final stages of development. For funding, the eligible projects will be reviewed and approved projects to either proceed or current year funds through the allocation process. The Community Development Department will consider the use of CDDBG funds for the 2024-2028 Consolidation Fund.

The Community Development Department will apply for the use of CDDBG funds for the 2024-2028 Consolidation Fund. CDDBG funds will be used for any approved affordable rental projects in the 2024-2028 Consolidation Fund.

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# Local medical professionals sentenced for operating 'pill mill'

BY STAFF

Several metro Atlanta residents, including an Atlanta-area gynecologist and a pharmacist operating in DeKalb, have been sentenced for their roles in operating an Atlanta-area "pill mill" that supplied prescription drugs through illegal methods of prescribing and dispensing.

"These individuals showed no regard for the safety and well-being of our community when illegally distributing prescription drugs," said U.S. Attorney Ryan Buchanan. "We are resolute in our efforts to fight the opioid epidemic on all fronts, and licensed professionals who exploit and endanger the public with illicit drug operations for personal greed are no exception and will be held accountable."

Anthony Mills was a medical doctor licensed in Georgia since 1997, whose specialty was listed with the medical board as "gynecology." However, a news release states that since at least October of 2018, Mills operated a pill mill out of his personal home where he illegally issued hundreds of prescriptions for controlled substances—such as large quantities of oxycodone—to addicts and drug dealing sponsors in exchange for cash.

The news release states that a large percentage of the illegitimate prescriptions were knowingly filled by licensed pharmacist Raphael Ogunsusi through his pharmacies, Evansmill Pharmacy and Retox Pharmacy located in Stonecrest and Conyers, respectively. Ogunsusi allegedly accepted large cash payments in exchange for filling these illegal prescriptions, including as much as \$900 to fill just one prescription for oxycodone and \$500 to fill one prescription for Percocet.

In addition to Mills and Ogunsusi, numerous pill sponsors who obtained illegal prescriptions from

Mills were charged and sentenced, with the most recent sentencing occurring on May 22.

U.S. District Judge William Ray made the following sentences:

- Mills, 57 of Atlanta, pleaded guilty to conspiracy to dispense and distribute controlled substances and was sentenced to 11 years in

SEE PILL MILL ON PAGE 16



Northern District of Georgia Department of Justice announced sentences for several people involved in a pill mill with ties to DeKalb. File photo

## DeKalb Community Development Continued From Page 10

applicable strategies. The applicant must include development of any 12- to 18-month City Community Development Report on financial, environmental, economic, fiscal, and social indicators and describe how each of these reports.

6. Inter-local health assistance programs may be established by the Health Authority in order to coordinate with the County or be other approved entities through approved agreements.

7. When the County provides additional identifiable funding initiatives the County will partner with the DeKalb Health Authority in the other areas of development structure.

8. The Community Development Department (CDD) may spend funds during the use of CDFE, TUDM, MFT, and MFS funds to invest in programmatic, management, and other.

9. The County will provide Technical and/or assistance on special initiatives in relation with the needs identified by the DeKalb Community of Care or special needs that may be identified by the County.

10. The Community Development Department ("CDD") provide assistance and liaison of support to the Georgia Department of Community Affairs regarding the credit applications or other entities regarding potential funding opportunities.

11. The Community Development Department will work with the County Department and the community to identify and assist in the local needs that may be identified by the County and develop collaborative strategies to address them.

12. To stabilize neighborhoods, prevent displacement, and increase the availability of student affordable housing, the County may assist in the development of a study and approval of a local ordinance to regulate the use of short-term rental units or single family residences using the Code of Ordinances (COO) program, zoning, and other laws.

13. The Community Development Director will act as the primary contact for citizens having inquiries and collaborate with other County departments and community organizations to develop affordable housing plans and strategies. The County CDD funds are available to eligible categories that may be used to assist in providing housing and/or services to fill the housing needs of the DeKalb Community of Care for the DeKalb County. The County will collaborate with DeKalb County personnel and other personnel in determining areas of need.

14. The DeKalb Community Development Department will increase \$50,000,000 of TUDM funds for specific activities to be undertaken by qualified Community Housing Development Organizations (CHDOs). The Community Development Department will continue to be the primary contact for CHDOs in the County. The Department may also allocate up to \$500,000 for operating funds for the CHDOs as a condition.

### EMERGENCY SOLUTIONS GRANTS PROGRAM (ESGP) FUNDING REFORM INITIATIVES

- A. The Emergency Solutions Grants (ESG) program will continue to be a critical component of the County's homelessness response plan and will continue to be a critical component of the County's homelessness response plan.
- B. Responses to the ESG program will continue to be a critical component of the County's homelessness response plan and will continue to be a critical component of the County's homelessness response plan.

- C. If the grant recipient is an individual or a non-profit organization, the grant recipient must be a resident of the County and must be a resident of the County for at least 180 days prior to the date of the grant award. The grant recipient must be a resident of the County for at least 180 days prior to the date of the grant award.
- D. All approved ESGP funding will be contingent upon the grant recipient's compliance with all applicable laws and regulations.
- E. The Community Development Department (CDD) will be authorized to act on behalf of the County to provide assistance and support to the grant recipient in the form of technical assistance, training, and other services.
- F. Any funds remaining from the previous year will be appropriated to the County's general fund in the amount of \$1,000,000 by the Community Development Director with input from the DeKalb CHDO.

### Point-In-Time Count

The County will continue to conduct a point-in-time count of homeless persons in DeKalb County. The County will continue to conduct a point-in-time count of homeless persons in DeKalb County. The County will continue to conduct a point-in-time count of homeless persons in DeKalb County.

### Re-Entry Program

The County will continue to provide re-entry services to homeless persons who have been incarcerated. The County will continue to provide re-entry services to homeless persons who have been incarcerated. The County will continue to provide re-entry services to homeless persons who have been incarcerated.

### DeKalb County Continuum of Care (COC)

The County will continue to provide services to homeless persons through the DeKalb County Continuum of Care (COC). The County will continue to provide services to homeless persons through the DeKalb County Continuum of Care (COC). The County will continue to provide services to homeless persons through the DeKalb County Continuum of Care (COC).

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See DeKalb Community Development Page 13



# SDBA calls new website giant step into its future

BY KATHY MITCHELL  
FREELANCE REPORTER

"We're so excited. This is something we've planned for and worked for a long time; now we're seeing it come to fruition," **Loylene Shaw**, interim president of The South DeKalb Business Association (SDBA), said of the new website the organization launched on May 22.

The new website, Shaw explained, is more than an updated communications vehicle; it is a giant step in a larger plan to invite a new generation of business owners to take the venerable organization into the future. "The website now has many great features that the young entrepreneurs we want to attract are looking for."

Shaw offered as an example a feature that allows users to make donations or pay dues online. "We didn't have that before, but the current generation expects it. They don't like writing and mailing checks," she said.

"We also wanted to be sure we linked to the various social media sites," Shaw continued. "We're more than 30 years old—more than 45 years old when you include our forerunner organizations. We're the oldest business association in DeKalb County, but we want to present ourselves as a completely up-to-date organization serving the needs of today's small businesses."

According to the U.S. Small Business Administration's Office of Advocacy, small businesses play a major role in Georgia's economy. The agency reports that Georgia's small businesses employ 1.7 million people, approximately 43.1 percent of the private workforce.

The organization's mission continues to be "promoting commercial prosperity and enhancing the quality of life within the South DeKalb community and encouraging and supporting economic development in the South DeKalb community. SDBA acts as a united advocate for positive change and development and provides a forum for addressing business and community issues," according to

the website.

The new website provides links to other area business organizations, government agencies, and other related sites. "Nobody operates in a bubble these days," Shaw said. "Many organizations are working together to produce a business landscape that's good for all of us."

Before the COVID-19 pandemic struck, SDBA already was seeing a decline in membership and in attendance to its regular monthly meetings. During the pandemic, the business organization's activities—like those of most such organizations—slowed to a trickle. "The upside of that was that it gave us an opportunity to step back and look at what we need to do to serve the upcoming generation of young business owners," Shaw said, explaining that the core of SDBA leadership began working on a plan to bring the organization back stronger than ever. SDBA leadership agreed they needed a new website. "We started work on it several weeks ago, putting our heads together on what features we wanted. We're really pleased at the result



SDBA's new website is designed to appeal to younger business owners.

and we're eager to show it off," Shaw said. SDBA started in the late 1970s as The South DeKalb Mall Merchant Association. As the organization's footprint enlarged, its name was changed in the 1980s to the Candler Area Business Association. Later broadening its reach even more "to cover the growing south DeKalb business area," it became the South DeKalb Business Association. "The business area around what's now The Gallery at South DeKalb is now just one of many vibrant business areas in south DeKalb," Shaw said. "There are now several large movie studios and other entertainment centers. There's

a lot going on in Stonecrest, particularly in the part of The Mall at Stonecrest that's be-

ing developed as Privo."

Shaw said SDBA is planning a July 17 mixer at Inner Voice Brewing in Decatur to give new members and potential members the opportunity to meet board members and other leadership as they eat pizza and sip beer or sodas.

"We see a great opportunity to blend the knowledge and experience of older area business owners with the energy and ideas of younger ones," Shaw said. "Our legacy is long and strong, and we want to keep it going."

To see SDBA's new website, visit [SDBAinc.org](http://SDBAinc.org).

## DeKalb Community Development Continued From Page 12

THE DRAFT 2024-2025 CONSOLIDATED PLAN AND ANNUAL ACTION PLAN MAY BE REVIEWED at the following DeKalb County Library locations:

- Chamblee Branch, 4115 Chamblee Road, Chamblee
- Decatur Branch, 215 Sycamore Street, Decatur
- Woods Chapel Branch, 2861 Woods Chapel Road, Decatur
- Redox-Front Branch, 1509 Wellborn Road, Redox

Also on the DeKalb County Community Development website: <http://www.dekalbcountyga.gov/community-development/public-input>

For questions or comments, please email: [Heidi.Campbell@dekalbcountyga.gov](mailto:Heidi.Campbell@dekalbcountyga.gov) or [Alison.McGee@dekalbcountyga.gov](mailto:Alison.McGee@dekalbcountyga.gov)

### NOTICE

The **City of Chamblee** does hereby announce that the millage rate will be set at a meeting to be held at the City of Chamblee City Hall Building located at 3518 Broad Street, Chamblee, Georgia on **June 27, 2024 at 6:00 P.M.** and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

#### CURRENT 2024 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

CITY	CATEGORY	CITY WIDE					
		2019	2020	2021	2022	2023	2024
V	Real & Personal	1,794,405,598	1,970,204,581	2,157,055,706	2,364,869,320	2,670,984,897	3,052,157,565
	Motor Vehicles	6,635,360	5,258,770	5,846,230	5,154,090	2,875,210	2,717,300
	Public Utilities	15,637,400	16,672,640	17,222,700	17,956,129	19,706,783	18,244,230
	Timber - 100%	0	0	0	0	0	0
	Heavy Duty Equipment	0	0	4,688	0	0	0
	Gross Digest	1,786,758,504	1,992,195,797	2,178,127,332	2,385,579,539	2,693,570,888	3,075,119,095
	Less Exemptions	171,889,988	248,464,120	258,238,052	270,832,954	280,712,930	342,154,340
<b>NET DIGEST VALUE</b>	<b>1,614,868,516</b>	<b>1,743,731,677</b>	<b>1,919,889,280</b>	<b>2,115,126,985</b>	<b>2,405,857,978</b>	<b>2,730,964,755</b>	
R	Gross Maintenance & Operation Millage	6.2500	6.2500	6.2500	6.2500	6.2500	6.2500
	Less Rollback (Local Option Sales Tax)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	<b>NET M&amp;O MILLAGE RATE</b>	<b>6.2500</b>	<b>6.2500</b>	<b>6.2500</b>	<b>6.2500</b>	<b>6.2500</b>	<b>6.2500</b>
	<b>TOTAL M&amp;O TAXES LEVIED</b>	<b>\$10,092,812</b>	<b>\$10,898,323</b>	<b>\$11,969,308</b>	<b>\$13,219,544</b>	<b>\$15,024,112</b>	<b>\$17,048,530</b>
TAX	Net Tax \$ Increase		\$805,511	\$1,100,985	\$1,220,236	\$1,806,569	\$2,044,417
	Net Tax % Increase		7.66%	30.10%	10.17%	13.65%	13.61%

## **DeKalb County Public Hearing #1 – Comments Received – March 14, 2024**

### Public Facility Needs

- Day center and related services for people who are homeless
- Facility improvements at the Human Services Department on Warren Street
- Expanded capacity at existing senior centers
- New senior center in Lithonia/Stonecrest area

### Public Service Needs

- Re-entry services and assistance accessing housing and other community services
- Legal assistance for housing-related needs
- Adult day programs
- Consumer credit counseling and credit repair
- Job training and upskilling opportunities
- Affordable childcare
- Senior home repairs
- Senior services, including meal delivery and other in-home services
- Community volunteer opportunities

### Housing Needs

- Affordable housing, including deeply subsidized affordable housing for extremely low-income households and people who are homeless
- Consideration of alternative housing types such as single-room occupancy units, container homes, tiny homes, or other models that serve extremely low-income residents

### Homeless Needs

- Emergency shelter
- Supportive housing
- Transitional or bridge housing
- Day center with case management services
- Space where people who are homeless can store belongings
- Transportation assistance and street outreach to facilitate access to services
- Mental health services in coordination with street outreach
- Rapid rehousing and homelessness prevention

**DeKalb County Public Hearing #2 – Comments Received – June 6, 2024**

Public Comments on the Draft 2024-2028 Consolidated Plan and 2024 Annual Action Plan

- One participant expressed support for the goals outlined in the draft five-year plan, thanked DeKalb County for continued support of fair housing and legal assistance activities, and acknowledged the accomplishments achieved by DeKalb County over the 2019-2023 period.



## 2023 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**

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**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

[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 8 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.

**Definitions**

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 576.105(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 576.40 (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:
  - a. Recognize individuals rights;
  - b. Allow termination in only the most severe case;
  - c. Provide a written notice to the program participant, with clear statement of reasons for termination
  - d. 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
  - e. 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 CoC 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:

1. 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.
  
2. 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 § 576.401 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



## Recapture Provisions

- 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 Keeler

District 2  
Jeff Rader

District 3  
Larry Johnson

District 4  
Steve Bradshaw

District 5  
Mercedes Ezzell Johnson

District 6  
Kathie Casan

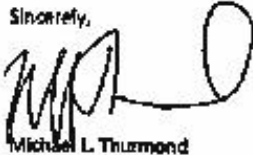
District 7  
Gregory Adams

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

Manuel J. Maloof 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)

**SF424D**

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4010-0009  
Expiration Date: 02/28/2025

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.**

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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. §§4728-4783) 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. §§4001 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. These 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 handicaps; (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. §§3601 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.

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Prescribed by OMB Circular A-102

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. 91-046) 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 276e-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 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (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 176(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. §§469a-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 108(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 DeSoto County Government	DATE SUBMITTED 18 July 2024

SF-424D (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0039  
Expiration Date: 02/28/2025

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 the 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.

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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.
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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. §§4720-4703) 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 residential structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VII 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 1686-1686), 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 handicaps; (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 non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-610), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§2904d-3 and 2904d-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. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination statute(s) which may apply to the application.


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Prescribed by OMB Circular A-102



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) instruction 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 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (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 176(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 1988, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. §§489a-1 et seq.).
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Construction Management Director
APPLICANT ORGANIZATION DeKalb County Government	DATE SUBMITTED 18 July 2024

SF-424D (Rev. 7-87) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-3009  
Expiration Date: 02/28/2025

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Community Development Director
APPLICANT ORGANIZATION DeKalb County Government	DATE SUBMITTED 18 July 2024

SF-424D (Rev. 7-97) Back

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**SF424: CDGB**

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Reapplication <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	* 3. Revision, select appropriate letters: <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	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"/> DeKalb County, Georgia		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>	* c. UFI: <input type="text"/>	
d. Address:		
* Street1: <input type="text"/>	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text"/>	<input type="text"/>	
County/Parish: <input type="text"/>	<input type="text"/>	
* State: <input type="text"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text"/>	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	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"/>	* First Name: <input type="text"/>	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text"/>	<input type="text"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/>	Fax Number: <input type="text"/>	
* Email: <input type="text"/>		



Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="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="U.S. Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14.218"/>	
<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="HUD Fiscal Year 2024 Notice of Funding Availability for Discretionary 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="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="The 2024-2028 Consolidated Plan, including the 2024 Annual Action Plan, CDBG projects to be implemented by the DeSoto County Community Development Department. 2024 CDBG allocation: \$4,987,530."/>	
<b>Attach supporting documents as specified in agency instructions.</b> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

**Application for Federal Assistance SF-424**

16. Congressional Districts Of:

\* a. Applicant: GA-004 \* b. Program/Project: GA-004

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

17. Proposed Project:

\* a. Start Date: 01/01/2024 \* b. End Date: 12/31/2024

18. Estimated Funding (\$):

* a. Federal	<u>4,587,500.00</u>
* b. Applicant	<u>0.00</u>
* c. State	<u>0.00</u>
* d. Local	<u>0.00</u>
* e. Other	<u>0.00</u>
* f. Program Income	<u>26,040.00</u>
* g. TOTAL	<u>4,613,540.00</u>

\* 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 18, Section 1001)

\*\* I AGREE

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

Authorized Representative:

Prefix: Mr. \* First Name: Michael

Middle Name: ..

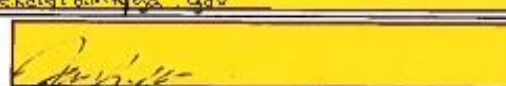
\* Last Name: Richard

Suffix: \_\_\_\_\_

\* Title: Chief Executive Officer

\* Telephone Number: 404-371-2581 Fax Number: \_\_\_\_\_

\* Email: MTRichard@dc.dor.ky.gov

\* Signature of Authorized Representative:  \* Date Signed: 7/18/24

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: 061420525	
ba. Federal Entity Identifier: 55149089	bb. Federal Award Identifier: <input type="text"/>	
State Use Only: 5. Date Received by State: <input type="text"/>		
7. State Application Identifier: <input type="text"/>		
<b>5. APPLICANT INFORMATION:</b>		
* a. Legal Name: DeKalb County, Georgia		
* b. Employer/Contributor Number (EIN/TIN): 56-600814	* c. UEI: K8GTLR81CX7	
<b>6. Address:</b>		
* Street: 176 Sans Street, Suite A1500 Street: <input type="text"/>	<input type="text"/>	
* City: Decatur City: <input type="text"/>	<input type="text"/>	
* County/Parish: County/Parish: <input type="text"/>	<input type="text"/>	
* State: GA: Georgia State: <input type="text"/>	<input type="text"/>	
* Province: Province: <input type="text"/>	<input type="text"/>	
* Country: USA: UNITED STATES Country: <input type="text"/>	<input type="text"/>	
* Zip / Postal Code: 30030-2626 Zip / Postal Code: <input type="text"/>	<input type="text"/>	
<b>7. Organizational Unit:</b>		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
<b>8. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: Mr. Prefix: <input type="text"/>	* First Name: Allison First Name: <input type="text"/>	<input type="text"/>
Middle Name: S Middle Name: <input type="text"/>	<input type="text"/>	<input type="text"/>
* Last Name: Mitchell Last Name: <input type="text"/>	<input type="text"/>	<input type="text"/>
Suffix: Suffix: <input type="text"/>	<input type="text"/>	<input type="text"/>
Title: Director Title: <input type="text"/>	<input type="text"/>	
Organizational Affiliation: DeKalb County Community Development Department		
* Telephone Number: 404-909-8921 Telephone Number: <input type="text"/>	Fax Number: 404-371-2162 Fax Number: <input type="text"/>	
* Email: amitchell@cdkalkid.com Email: <input type="text"/>		



Application for Federal Assistance SF-424	
<p>* 8. Type of Applicant 1: Select Applicant Type:</p> <p>B. 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>14.218</p> <p>CFDA Title:</p> <p>Community Development Block Grant 11.218</p>	
<p>* 12. Funding Opportunity Number:</p> <p style="background-color: yellow;">[REDACTED]</p> <p>Title:</p> <p>BUD Fiscal Year 2024 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 style="text-align: right;"> <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 2021-2024 Consolidated Plan, including the 2021 Annual Action Plan, CDBG projects to be implemented by the DeKalb County Community Development Department, 2021 CDBG allocation: \$1,597,500.</p>	
<p>Attach supporting documents as specified in agency instructions:</p> <p style="text-align: right;"> <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:

Append 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="4,597,520.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="26,040.00"/>
* g. TOTAL	<input type="text" value="4,623,560.00"/>

\* 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 18, 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 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:

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(s): <input type="text"/> Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	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"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>	* c. UFI: <input type="text"/>	
d. Address: * Street1: <input type="text"/> Street2: <input type="text"/> * City: <input type="text"/> County/Parish: <input type="text"/> * State: <input type="text"/> Province: <input type="text"/> * Country: <input type="text"/> * Zip / Postal Code: <input type="text"/>		
e. Organizational Unit: Department Name: <input type="text"/>		
Division Name: <input type="text"/>		
f. Name and contact information of person to be contacted on matters involving this application: Prefix: <input type="text"/> * First Name: <input type="text"/> Middle Name: <input type="text"/> * Last Name: <input type="text"/> Suffix: <input type="text"/> Title: <input type="text"/> Organizational Affiliation: <input type="text"/> * Telephone Number: <input type="text"/> Fax Number: <input type="text"/> * Email: <input type="text"/>		

**Application for Federal Assistance SF-424**

**\* 8. Type of Applicant 1: Select Applicant Type:**

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

**\* Other (specify):**

---

**\* 10. Name of Federal Agency:**

**11. Catalog of Federal Domestic Assistance Number:**

**CFOA Title:**

---

**\* 12. Funding Opportunity Number:**

**\* Title:**

---

**13. Competition Identification Number:**

**Title:**

---

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

---

**\* 15. Descriptive Title of Applicant's Project:**

**Attach supporting documents as specified in agency instructions.**

**Application for Federal Assistance SF-424**

**16. Congressional Districts (3):**

\* a. Applicant: CA 004      \* b. Program/Project: 2A-061

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

**17. Proposed Project:**

\* a. Start Date: 03/01/2024      \* b. End Date: 12/31/2024

**18. Estimated Funding (\$):**

* a. Federal	4,587,530.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	23,040.00
* g. TOTAL	4,610,570.00

\* 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 18, 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 or agency specific instructions.

**Authorized Representative:**

Prefix: No.      \* First Name: Michael

Middle Name: L.


Last Name: Charnock

Suffix:

\* Title: Chief Executive Officer

\* Telephone Number: 404-371-2001      Fax Number:

\* Email: MLT@munco@deshalbcountyga.gov

\* Signature of Authorized Representative:       \* Date Signed: 1/18/24

---

**SF424: HOME**

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Pre-application <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): _____ * Other (Specify): _____
* 3. Date Received: [REDACTED]	4. Applicant Identifier: 061420535	
5a. Federal Entity Identifier: GAL19004	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
<b>3. APPLICANT INFORMATION:</b>		
* a. Legal Name: DeKalb County, Georgia		
* b. Employee/Taxpayer Identification Number (EIN/TIN): 16-800814	* c. UEI: K8G5TL8B1CX7	
d. Address:		
* Street 1: 178 Bank Street, Suite 2050	Street 2: _____	
* City: Marietta	County/Parish: _____	
* State: GA - Georgia	* Country: USA - UNITED STATES	
* Zip / Postal Code: 30060 2026	_____	
e. Organizational Unit:		
Department Name: _____	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application.		
* Title: Director	* First Name: Susan	
* Middle Name: M.	* Last Name: Mitchell	
* Suite: _____	_____	
Organizational Affiliation: DeKalb County Community Development Department		
* Telephone Number: 770-428-2521	* Fax Number: 770-431-2142	
* Email: smitchell@dekalbcountyga.gov		



Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="B. 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="U.S. Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14.230"/>	
<b>CFDA Title:</b> <input type="text" value="Home Investment Partnerships Program (CDBG)"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value=""/>	
<b>* Title:</b> <input type="text" value="HUD Fiscal Year 2024 Notice of Funding Availability for Discretionary 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="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="The 2024-2029 Consolidated Plan, including the 2024 Annual Action Plan. RHC projects to be implemented by the DuRoi County Community Development Department. 2024 FIMM allocation: \$1,853,525.25."/>	
<b>Attach supporting documents as specified in agency instructions.</b> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	



**Application for Federal Assistance SF-424**

16. Congressional District 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	1,000,525.25
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	120,000.00
* g. TOTAL	1,120,525.25

\* 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 on 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 the 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:

Application for Federal Assistance SF-424		
*1. Type of Submission: <input type="checkbox"/> Free Application <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	*11. 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"/>	
5a. Federal Entry Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Number: <input type="text"/>	
<b>B. APPLICANT INFORMATION.</b>		
*a. Legal Name: <input type="text"/> DeKalb County, Georgia		
*b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 55-6050310	*c. UFI: <input type="text"/> K8G5TL8B1CX7	
d. Address:		
* Street1: <input type="text"/> 178 Sans Street, Suite A3500	<input type="text"/>	
* Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text"/> Decatur	<input type="text"/>	
* County/Parish: <input type="text"/>	<input type="text"/>	
* State: <input type="text"/> GA: Georgia	<input type="text"/>	
* Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text"/> USA: UNITED STATES	<input type="text"/>	
* Zip / Postal Code: <input type="text"/> 30030-2620	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
* Prefix: <input type="text"/> Mr.	* First Name: <input type="text"/> Alicia	<input type="text"/>
* Middle Name: <input type="text"/> S.	<input type="text"/>	<input type="text"/>
* Last Name: <input type="text"/> Wilton	<input type="text"/>	
* Suffix: <input type="text"/>	<input type="text"/>	
* Title: <input type="text"/> Director	<input type="text"/>	
Organizational Affiliation: <input type="text"/> DeKalb County Community Development Department		
* Telephone Number: <input type="text"/> (404) 966-9537	* Fax Number: <input type="text"/> (404) 371-2742	
* Email: <input type="text"/> awilton1_@dcclty.dekalbcountyga.gov		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="0: County Government"/>	
<p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/>	
<p>Type of Applicant 3: Federal Applicant Type:</p> <input type="text"/>	
<p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p>* 11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14.229"/>	
<p>CFDA Title:</p> <input type="text" value="Home Investment Partnership Program 14.229"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value=""/>	
<p>* Title:</p> <input type="text" value="HUC Fiscal Year 2024 Notice of Funding Availability for Discretionary Programs (General Section)"/>	
<p>* 13. Competition Identification Number:</p> <input type="text"/>	
<p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/>	
<p style="text-align: right;"> <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> <input type="text" value="The 2024-2028 Consolidated Plan, including the 2024 Annual Action Plan, HOPF projects to be implemented by the DeKalb County Community Development Department, 2024 HOPF Allocation: \$1,693,525.26."/>	
<p>Attach supporting documents as specified in agency instructions</p> <p style="text-align: right;"> <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="1,885,525.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="420,000.00"/>
* g. TOTAL	<input type="text" value="2,305,525.00"/>

\* 18. Is the 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 or

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.

\* 19. 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 18, Section 1001)

I ASKLL

\*\* The list of certifications and assurances, or an internet site where you may obtain the 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:

E-mail:

Signature of Authorized Representative:  Date Signed:

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 Revised, select appropriate letter(s): _____ Other (Specify): _____
3. Date Received: <input type="text" value=""/>	4. Applicant Identifier: <input type="text" value="067420535"/>	
5a. Federal Entity Identifier: <input type="text" value="EAL05009"/>	5b. Federal Award Identifier: <input type="text" value=""/>	
State Use Only:		
6. Date Received by State: <input type="text" value=""/>	7. State Application Identifier: <input type="text" value=""/>	
<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="58-6080814"/>	* c. UEI: <input type="text" value="K8GSTLSBICX7"/>	
<b>d. Address:</b>		
* Street 1: <input type="text" value="178 E. Park Street, Suite 40500"/>	<input type="text" value=""/>	
* Street 2: <input type="text" value=""/>	<input type="text" value=""/>	
* City: <input type="text" value="Decatur"/>	<input type="text" value=""/>	
* County/Parish: <input type="text" value=""/>	<input type="text" value=""/>	
* State: <input type="text" value="GA - Georgia"/>	<input type="text" value=""/>	
* Province: <input type="text" value=""/>	<input type="text" value=""/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text" value=""/>	
* Zip / Postal Code: <input type="text" value="30030-2628"/>	<input type="text" value=""/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value=""/>	Division Name: <input type="text" value=""/>	
<b>f. Name and contact information of persons to be contacted on matters involving this application:</b>		
* First Name: <input type="text" value="Nancy"/>	* Last Name: <input type="text" value="Mitchell"/>	
* Middle Name: <input type="text" value="S."/>	* Title: <input type="text" value="Director"/>	
* Suffix: <input type="text" value=""/>	* Organizational Affiliation: <input type="text" value="DeKalb County Community Development Department"/>	
* Telephone Number: <input type="text" value="404-269-5942"/>	* Fax Number: <input type="text" value="404-371-2742"/>	
* Email: <input type="text" value="nmitche1@dekalbcountyga.gov"/>		

Application for Federal Assistance SF-424	
<p>* 8. Type of Applicant 1: Select Applicant Type:</p> <p>01: 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>14.235</p> <p>CFOA Title:</p> <p>Home Investment Partnership Program 14.235</p>	
<p>* 12. Funding Opportunity Number:</p> <p>[Redacted]</p> <p>* Title:</p> <p>FUD Fiscal Year 2024 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]</p> <p><a href="#">Add Attachment</a> <a href="#">Delete Attachment</a> <a href="#">View Attachment</a></p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>The 2024-2028 Consolidated Plan, including the 2024 Annual Notice of Funding Availability (ANFO) projects to be implemented by the DeKalb County Community Development Department. 2024 ANFO allocation: \$1,383,525,356.</p>	
<p>Attach supporting documents as specified in agency instructions:</p> <p><a href="#">Add Attachments</a> <a href="#">Delete Attachments</a> <a href="#">View Attachments</a></p>	



**Application for Federal Assistance SF-426**

**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="1,833,525.26"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
** Program Income	<input type="text" value="120,000.00"/>
* g. TOTAL	<input type="text" value="1,953,525.26"/>

**\* 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 18, 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:**

Name:  \* First Name:

Middle Name:


\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

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


---

**SF424: ESG**



Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Pre-application <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 follow(s) <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>		* 4. Applicant Identifier: <input type="text" value="061420935"/>
* 5a. Federal Entity Identifier: <input type="text" value="CAT19089"/>		* 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>B. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="DeKalb County, Georgia"/>		
* b. Employee/Employee Identification Number (EIN/TIN): <input type="text" value="00-0000000"/>		* c. DFE: <input type="text" value="KRG5TL8B1CX7"/>
* d. Address:		
* Street: <input type="text" value="179 Sims Street, Suite 40500"/>		
* Street 2: <input type="text"/>		
* City: <input type="text" value="Dacula"/>		
* County/Parish: <input type="text"/>		
* State: <input type="text" value="GA Georgia"/>		
* Province: <input type="text"/>		
* Country: <input type="text" value="USA: UN 910 959200"/>		
* Zip / Postal Code: <input type="text" value="30010-2628"/>		
* e. Organizational Unit:		
* Department Name: <input type="text"/>		* 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="Williams"/>	
* 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="404-969-9621"/>	* Fax Number: <input type="text" value="404-371-2742"/>	
* Email: <input type="text" value="awilliams@dekalbcountyga.gov"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>E: 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>14.223</p> <p>CFDA Title:</p> <p>Emergency Solutions Grant 14.223</p>	
<p>* 12. Funding Opportunity Number:</p> <p></p> <p>* Title:</p> <p>EOE Fiscal Year 2024 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><a href="#">Add Attachment</a> <a href="#">Delete Attachment</a> <a href="#">View Attachment</a></p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>The 2024-2028 Consolidated Plan, including the 2024 Annual Action Plan. EIS projects to be implemented by the DeKalb County Community Development Department. 2024 EIS allocation: \$398,776.</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p><a href="#">Add Attachments</a> <a href="#">Delete Attachments</a> <a href="#">View Attachments</a></p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="GA-004"/>	* b. Program/Project: <input type="text" value="GA-004"/>
Attach an additional list of Program/Project/Congressional Districts (if needed).	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2024"/>	* b. End Date: <input type="text" value="12/31/2024"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="392,775.00"/>
* b. Applicant:	<input type="text" value="0.00"/>
* c. State:	<input type="text" value="0.00"/>
* d. Local:	<input type="text" value="0.00"/>
* e. Other:	<input type="text" value="0.00"/>
* f. Program Income:	<input type="text" value="0.00"/>
* g. TOTAL:	<input type="text" value="392,775.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
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 18, Section 1001)	
<input checked="" type="checkbox"/> ** I ASSEE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Michael"/>
Middle Name: <input type="text" value="L."/>	
* Last Name: <input type="text" value="Hammond"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Chief Executive Officer"/>	
* Telephone Number: <input type="text" value="704-775-2863"/>	* Fax Number: <input type="text"/>
* Email: <input type="text" value="MLHAMMOND@dekalbcountyga.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="7/18/24"/>

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"/>	
5a. Federal Entity Identifier: <input type="text"/>	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"/>		
* b. Employer/Employee Identification Number (EIN/TIN): <input type="text"/>	* c. UEN: <input type="text"/>	
<b>d. Address:</b>		
* Street: <input type="text"/>	<input type="text"/>	
* City: <input type="text"/>	<input type="text"/>	
* State: <input type="text"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text"/>	<input type="text"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text"/>	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"/>	* First Name: <input type="text"/>	
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text"/>	<input type="text"/>	
Organizational Address: <input type="text"/>		
* Telephone Number: <input type="text"/>	Fax Number: <input type="text"/>	
* Email: <input type="text"/>		

Application for Federal Assistance SF-424	
<p>* 8. Type of Applicant 1: Select Applicant Type:</p> <p>E: 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>14.231</p> <p>CFDA Title:</p> <p>Emergency Solutions Grants 14.231</p>	
<p>* 12. Funding Opportunity Number:</p> <p style="background-color: yellow;">[REDACTED]</p> <p>* Title:</p> <p>HUD Fiscal Year 2024 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 2025-2028 Consolidated Plan, including the 2024 Annual Action Plan. CDBG projects to be implemented by the DeKalb County Community Development Department. 2024 CDBG allocation: \$158,716.</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: CA-004 \* b. Program/Project: CA-004

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

17. Proposed Project:

\* a. Start Date: 03/01/2024 \* b. End Date: 12/31/2024

18. Estimated Funding (\$):

* a. Federal	338,776.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	338,776.00

\* 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 verifications\*\* 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 18, Section 1001)

\*\* I AGREE

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

Authorized Representative:

Prefix: Mr. \* First Name: Michael

Middle Name:


\* Last Name: Thurmond

Suffix:

\* Title: Chief Executive Officer

\* Telephone Number: (604) 275-2881 \* Fax Number:

\* Email: M.T.HURMOND@deKalbCounty.ga.gov

\* Signature of Authorized Representative:  \* Date Signed: 7/18/24



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: <small>If Revision, select appropriate category</small> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision * Other (Specify): _____	
* 3. Date Received: _____	* 4. Applicant Identifier: 061420333
* 5a. Federal Entry Identifier: 5A130589	* 5b. Federal Award Identifier: _____
<b>State Use Only:</b>	
* 6. Date Received by State: _____	* 7. State Application Identifier: _____
<b>B. APPLICANT INFORMATION:</b>	
* a. Legal Name: DeKalb County, Georgia	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 16-6080813	* c. UEI: K8G5TL8B1CX7
<b>d. Address:</b>	
* Street1: 178 Sans Street, Suite A3500	Street2: _____
* City: Decatur	County/Parish: _____
* State: GA: Georgia	Province: _____
* Country: USA: UNITED STATES	* Zip / Postal Code: 30030-2026
<b>e. Organizational Unit:</b>	
Department Name: _____	Division Name: _____
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>	
Prefix: Mr.	* First Name: Nathan
Middle Name: S.	* Last Name: Nichell
Suffix: _____	Job Title: Director
Organizational Affiliation: DeKalb County Community Development Department	
* Telephone Number: 404-869-8521	* Fax Number: 404-371-2742
* Email: nathan.nichell@dekalbcountyga.gov	

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	<input type="text" value="3: County Government"/>
Type of Applicant 2: Select Applicant Type	<input type="text"/>
Type of Applicant 3: Select Applicant Type:	<input type="text"/>
* Other (specify)	<input type="text"/>
* 10. Name of Federal Agency:	<input type="text" value="U.S. Department of Housing and Urban Development"/>
11. Catalog of Federal Domestic Assistance Number:	<input type="text" value="14.131"/>
CFOA Title:	<input type="text" value="Emergency Solutions Grant (14.231)"/>
* 12. Funding Opportunity Number:	<input type="text" value=""/>
* Title:	<input type="text" value="Fiscal Year 2024 Notice of Funding Availability for Discretionary Programs (General Section)"/>
13. Competition Identification Number:	<input type="text"/>
Title:	<input type="text"/>
14. Areas Affected by Project (Cities, Counties, States, etc.):	<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
* 15. Descriptive Title of Applicant's Project:	<input type="text" value="The 2024-2028 Consolidated Plan, funded by the 2024 Annual Action Plan. ESG projects to be implemented by the local's County Community Development Department. 2024 ESG Allocation: \$190,116"/>
Attach supporting documents as specified in agency instructions.	<input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>



**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="392,775.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="392,775.00"/>

\* 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 18, Section 1001)

\*\* I ACRPP

\*\* The list of certifications and assurances, or an internet 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:



## **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

2/18/24  
Date

Chief Operating Officer/Executive Assistant  
Title

### Specific Community Development Block Grant Certifications

The Fairflemont 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) 2024, 2025, and 2026 [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.

**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

2/18/24  
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(e):

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

7/18/24  
\_\_\_\_\_  
Date

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

Chief Operating Officer/Executive Assistant

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the renter-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

7/18/24  
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.



**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

7/18/24  
\_\_\_\_\_  
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.

**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** -- In 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-L.L.L., "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

7/18/24  
 \_\_\_\_\_  
 Date

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

### Specific Community Development Block Grant Certifications

The Jurisdiction 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) 2024, 2025, and 2026 [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.

**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

7/18/24  
\_\_\_\_\_  
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(e):

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

7/28/24  
\_\_\_\_\_  
Date

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

Chief Operating Officer/Executive Assistant

**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

2/18/24  
\_\_\_\_\_  
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.



**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and procedures 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

7/18/24  
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.

**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. 1701n) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

7/18/24  
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) 2024, 2025, and 2026 (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


7/18/24  
\_\_\_\_\_  
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

7/18/24  
\_\_\_\_\_  
Date

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

Chief Operating Officer/Executive Assistant

**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

7/18/24  
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.

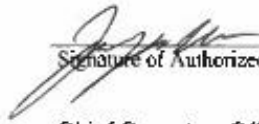
**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services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

7/18/24  
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.



## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> DeKalb County Property Tax Information
	<b>List the name of the organization or individual who originated the data set.</b> DeKalb County Tax Commissioner.
	<b>Provide a brief summary of the data set.</b> DeKalb County residential Property Tax information.
	<b>What was the purpose for developing this data set?</b> This is an existing data set to examine the residential property assessment information.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This data set is covered the entire DeKalb County.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data set we used is 2012 and 2013 property tax assessment information.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.
	2
<b>Data Source Name</b> 2000 U.S. Census	
<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau	
<b>Provide a brief summary of the data set.</b> 2000 U.S. Census	
<b>What was the purpose for developing this data set?</b> Decennial Census	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> National	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> April 1, 2000	
<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete	

<b>3</b>	<b>Data Source Name</b> 2011-2015 ACS
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b> 2011-2015 Five-Year American Community Survey
	<b>What was the purpose for developing this data set?</b> The American Community Survey provides current data about all communities every year, rather than once every 10 years.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> National
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2011 through 2015
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
<b>4</b>	<b>Data Source Name</b> 2018-2022 ACS
	<b>List the name of the organization or individual who originated the data set.</b> The U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b> Five-Year American Community Survey
	<b>What was the purpose for developing this data set?</b> The American Community Survey provides current data about all communities every year, rather than once every 10 years.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> National
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2018-2022
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete

5	<b>Data Source Name</b> 2006-2010 ACS
	<b>List the name of the organization or individual who originated the data set.</b> The U.S. Census Bureau.
	<b>Provide a brief summary of the data set.</b> The 2006 -2010 Five-Year Community Survey.
	<b>What was the purpose for developing this data set?</b> The American Community Survey provides current data about all communities every year, rather than once every 10 years.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> National
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2006 - 2010
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
	6
<b>Data Source Name</b> 2023 PIT Count for DeKalb County	
<b>List the name of the organization or individual who originated the data set.</b> DeKalb County Continuum of Care.	
<b>Provide a brief summary of the data set.</b> Homelessness Point in Time Count Data.	
<b>What was the purpose for developing this data set?</b> Annual HUD-mandated Homeless Point in time count.	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Data is collected for sheltered and unsheltered homeless in DeKalb County	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> January, 2024	
<b>What is the status of the data set (complete, in progress, or planned)?</b> complete	
7	
<b>Data Source Name</b> 2023 HIC for DeKalb County	

	<p><b>List the name of the organization or individual who originated the data set.</b></p>
	<p><b>Provide a brief summary of the data set.</b></p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>