

2024-2028 DEKALB COUNTY
CONSOLIDATED PLAN FOR HUD PROGRAMS
INCLUDING THE 2024 ANNUAL ACTION
PLAN

TABLE OF CONTENTS

2024-2029 Five-Year Consolidated Plan Sections

Executive Summary.....	3
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
The Process.....	4
PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b).....	4
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	5
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)	12
Needs Assessment.....	15
NA-05 Overview	15
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	15
NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)	24
NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2)	28
NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)	31
NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2).....	33
NA-35 Public Housing - 91.205(b)	36
NA-40 Homeless Needs Assessment - 91.205(c).....	39
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	44
NA-50 Non-Housing Community Development Needs - 91.215 (f)	47
Housing Market Analysis.....	49
MA-05 Overview	49
MA-10 Number of Housing Units - 91.210(a)&(b)(2)	49
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	52
MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)	55
MA-25 Public and Assisted Housing - 91.210(b).....	59
MA-30 Homeless Facilities and Services - 91.210(c).....	62
MA-35 Special Needs Facilities and Services - 91.210(d)	63
MA-40 Barriers to Affordable Housing - 91.210(e)	65
MA-45 Non-Housing Community Development Assets - 91.215 (f).....	67
MA-50 Needs and Market Analysis Discussion.....	71
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	79
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	83
Strategic Plan.....	86

SP-05 Overview	86
SP-10 Geographic Priorities – 91.215 (a)(1).....	86
SP-25 Priority Needs - 91.215(a)(2)	87
SP-30 Influence of Market Conditions – 91.215 (b)	87
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	88
SP-40 Institutional Delivery Structure – 91.215(k)	90
SP-45 Goals Summary – 91.215(a)(4)	91
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	92
SP-55 Barriers to Affordable Housing – 91.215(h).....	93
SP-60 Homelessness Strategy – 91.215(d)	94
SP-65 Lead Based Paint Hazards – 91.215(i)	95
SP-70 Anti-Poverty Strategy – 91.215(j)	96
SP-80 Monitoring – 91.230	97

2024 Annual Action Plan Sections

Expected Resources	97
AP-15 Expected Resources – 91.220(c)(1,2).....	97
Annual Goals and Objectives	101
AP-20 Annual Goals and Objectives.....	101
Projects.....	102
AP-35 Projects – 91.220(d)	102
AP-38 Project Summary.....	103
AP-50 Geographic Distribution – 91.220(f)	104
Affordable Housing.....	105
AP-55 Affordable Housing – 91.220(g).....	105
AP-60 Public Housing – 91.220(h)	105
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	105
AP-75 Barriers to Affordable Housing – 91.220(j).....	105
AP-85 Other Actions – 91.220(k).....	108
Program Specific Requirements.....	112
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	112

EXECUTIVE SUMMARY

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

DRAFT

The Process

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

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.

Table 1 - Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	DeKalb County	
CDBG Administrator	DeKalb County	Community Development Department
HOME Administrator	DeKalb County	Community Development Department
ESG Administrator	DeKalb County	Community Development Department
HOPWA-C Administrator	DeKalb County	Community Development Department

Narrative

The DeKalb County Community Development Department serves as the lead agency responsible for administering the projects, programs, and initiatives outlined in the 2024-2029 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, non-profit 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

Allen Mitchell, Director
DeKalb County Community Development Department
178 Sams Street, Third Floor
Decatur, Georgia 30030
Phone: 404-371-2727

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 2024-2029 Consolidated Plan and 2024 Annual Action Plan falls, 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" in the Continuum of Care by ending homelessness for DeKalb County veterans. Along with the continued collaboration to maintain the Functional Zero status the County will collaborate with agencies to recommend and support initiatives around housing and homelessness sponsored by the CoC.

From a regional perspective, the County collaborates with the State of Georgia, the City of Atlanta, and Fulton County CoCs on the Point-In-Time Count, Homelessness Management Information System, and the referral of clients to ensure the accuracy of data collection. In addition, the County participates in the Atlanta Regional Commission on Homelessness to ensure collaboration among organizations in the 13-county area surrounding Atlanta.

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

As the CoC Collaborative Applicant, DeKalb County provides close coordination with the Continuum of Care to address the needs of homeless persons. Prior to allocating funding and developing

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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, and Organizations Who Participated

Agency/Group/Organization	Agency/Group/Organization Type	Plan Section Addressed	Consultation Type
3Keys	Housing; Services-Homeless	Housing need assessment; Homeless needs assessment; Market analysis	Technical workshop
A Home for Everyone in DeKalb	Housing; Services-Homeless	Housing need assessment; Homeless needs assessment; Market analysis	Public meeting
Africa's Children	Services-Children, Education, Housing	Housing need assessment; Non-housing community development	Technical workshop
Atlanta Legal Aid	Services-Fair Housing	Housing need assessment; Market analysis; Non-housing community development	Technical workshop; Public meeting
CaringWorks	Services-Homeless, Health, Employment	Housing need assessment; Homeless needs assessment; Anti-poverty strategy	Technical workshop
Catholic Charities	Services-Education, Health, Housing	Housing need assessment; Anti-poverty strategy	Technical workshop
Center for Pan Asian Community Services	Services-Children, Seniors, Housing	Housing need assessment; Anti-poverty strategy; Non-housing community development; Non-homeless special needs	Technical workshop; Public meeting
Chamblee Coalition on Homelessness	Services-Homeless	Housing need assessment; Homeless needs assessment	Public meeting
City of Decatur	Government-Local	Housing need assessment; Non-housing community development	Technical workshop; Public meeting

Agency/Group/Organization	Agency/Group/Organization Type	Plan Section Addressed	Consultation Type
City of Stone Mountain	Government-Local	Housing need assessment; Non-housing community development	Technical workshop
Decatur Cooperative Ministry	Housing; Services-Homeless	Housing need assessment; Homeless needs assessment; Market analysis	Technical workshop; Public meeting
DeKalb County Continuum of Care	Continuum of Care; Government-County	Housing need assessment; Homeless needs assessment; Homeless strategy	Public meeting
DeKalb County Human Services Department	Government-County	Housing need assessment; Non-homeless special needs	Public meeting
Easter Seals North Georgia	Services-Children, Health	Non-homeless special needs; Non-housing community development	Technical workshop
Family Heritage Foundation	Housing, Services-Refugees	Housing need assessment; Non-homeless special needs; Non-housing community development	Technical workshop
Frontline Response	Services-Homeless	Housing need assessment; Homeless needs assessment; Non-housing community development	Technical workshop; Public meeting
Furniture Bank of Metro Atlanta	Services-Housing	Housing need assessment; Non-housing community development	Technical workshop
Guardian of the Soul	Business	Non-housing community development	Public meeting
Hosea Helps	Services-Homeless	Housing need assessment; Homeless needs assessment; Homeless strategy	Technical workshop
Latin American Association	Other-Advocacy	Non-homeless special needs; Non-housing community development	Technical workshop

Agency/Group/Organization	Agency/Group/Organization Type	Plan Section Addressed	Consultation Type
Living on Purpose ATL	Services-Housing, Homeless, Employment, Other	Housing need assessment; Non-housing community development; Anti-poverty strategy	Public meeting
Metro Fair Housing	Services-Fair Housing	Housing need assessment; Non-housing community development	Technical workshop
NETWorks Cooperative Ministry	Services-Housing, Other	Housing need assessment; Non-housing community development	Technical workshop;
New American Pathways	Housing, Services-Refugees, Children	Housing need assessment; Non-homeless special needs; Non-housing community development	Public meeting
Our House	Services-Children, Homeless, Health	Housing need assessment; Homeless needs assessment; Non-housing community development	Technical workshop; Public meeting
Safe Haven Transitional	Services-Victims of Domestic Violence, Homeless	Housing need assessment; Homeless needs assessment; Non-homeless special needs	Technical workshop
Salvation Army	Housing, Services-Homeless	Housing need assessment; Homeless needs assessment	Technical workshop
St. Vincent de Paul	Housing, Services-Homeless, Health	Housing need assessment; Homeless needs assessment; Anti-poverty strategy	Technical workshop
Vet-Fest	Services - Veterans	Non-homeless special needs; Non-housing community development	Public meeting
Wellroot Family Services	Housing, Services-Children, Young Adults	Housing need assessment; Non-homeless special needs; Non-housing community development; Anti-poverty strategy	Public meeting

Agency/Group/Organization	Agency/Group/Organization Type	Plan Section Addressed	Consultation Type
Wellspring Nonprofit Resource	Other-Private Sector	Non-housing community development	Technical workshop
Women's Resource Center	Housing, Services-Children, Victims of Domestic Violence, Advocacy	Housing need assessment; Homeless needs assessment; Non-homeless special needs	Public meeting
YMCA Atlanta	Services-Children	Non-housing community development; Non-homeless special needs	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.

DRAFT

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 2024-2029 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.

DeKalb County will hold a 30-day public comment period to receive comments on the draft 2024-2029 Consolidated Plan and 2024 Annual Action Plan beginning in May 2024. During this time, copies of the draft plans will be available for public inspection and residents and stakeholders can provide written comments to the DeKalb County Community Development Department. A public hearing will also be held to receive public input.

Table 3 - Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Participation Summary	Summary of Comments Received	Summary of Comments Not Accepted
1	Public Meeting #1	General public; Low/mod income persons; Non-English speaking persons; PHA residents; Minorities; People with disabilities; Local/regional institutions	30 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
2	Public Meeting #2	General public; Low/mod income persons; Non-English speaking persons; PHA residents; Minorities; People with disabilities; Local/regional institutions	35 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	30 attendees	Not Applicable	None

Sort Order	Mode of Outreach	Target of Outreach	Participation Summary	Summary of Comments Received	Summary of Comments Not Accepted
4	Community Survey	General public; Low/mod income persons; Minorities; People with disabilities; 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
5	Public Hearing	TBD	TBD	TBD	TBD
6	Comment Period	TBD	TBD	TBD	TBD

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.

Table 4 – Housing Needs Assessment Demographics

Demographics	Base Year: 2010	Most Recent Year: 2022	% Change
Population	685,371	761,209	+11%
Households	264,837	284,730	+7.5%
Median Income	\$51,349	\$76,044	+48%

Data Source: 2005-2010 ACS (Base Year). 2018-2022 ACS (Most Recent Year)

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 (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.

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).

Number of Households Table

Table 5 – Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
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

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

Table 6 - Housing Problems by Type

	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
NUMBER OF HOUSEHOLDS										
Lacking complete plumbing or kitchen facilities	133	455	304	75	967	85	120	24	10	239
Severely Overcrowded	408	315	368	75	1,166	0	4	22	0	26
Overcrowded	943	938	619	364	2,864	293	155	300	155	903
Severe housing cost burden (greater than 50% of income)	15,540	6,234	869	45	22,688	6,564	3,560	1,424	144	11,692
Housing cost burden (greater than 30% of income)	2,178	9,394	10,455	2,199	24,226	1,619	3,450	5,759	2,203	13,031
Zero/negative Income	2,625	0	0	0	2,625	981	0	0	0	981

Data Source: 2013-2017 CHAS

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

Table 7 - Housing Problems 2

	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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four severe housing problems	17,020	7,935	2,158	565	27,678	6,949	3,835	1,774	314	12,872
Having none of four severe housing problems	6,734	11,234	20,620	9,950	48,538	3,948	7,990	18,370	12,105	42,413
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

Table 8 - 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
NUMBER OF HOUSEHOLDS								
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

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

Table 9 - 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
NUMBER OF HOUSEHOLDS								
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
Total need by income	2,522	7,324	5,397	15,243	6,913	2,786	524	10,223

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

Table 10 - Crowding Information - 1/2

	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
NUMBER OF HOUSEHOLDS										
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

Data Source: 2013-2017 CHAS

Table 11 - Crowding Information - 2/2

	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: 2013-2017 CHAS

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 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.

NA-15 Disproportionately Greater Need: Housing Problems

- 91.205 (b)(2)

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

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.

Table 12 - Disproportionally Greater Need 0 - 30% AMI

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

Data Source: 2013-2017 CHAS

*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.

Table 13 - Disproportionally Greater Need 30 - 50% AMI

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

Data Source: 2013-2017 CHAS

*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.

Table 14 - Disproportionally Greater Need 50 - 80% AMI

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

Data Source: 2013-2017 CHAS

*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.

Table 15 - Disproportionally Greater Need 80 - 100% AMI

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
Pacific Islander	0	15	0
Hispanic	163	931	0

Data Source: 2013-2017 CHAS

*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%

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)

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

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.

Table 16 - Severe Housing Problems 0 - 30% AMI

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

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.

Table 17 - Severe Housing Problems 30 - 50% AMI

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

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%

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.

Table 18 - Severe Housing Problems 50 - 80% AMI

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

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%

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.

Table 19 - Severe Housing Problems 80 - 100% AMI

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
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

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%

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)

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, Table 21 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

Table 20 - Greater Need: Housing Cost Burdens by Race and Ethnicity

Racial or Ethnic Group	Cost <=30% of income: No cost burden	Cost 30-50% of income: Cost Burden	Cost >50% of income: Severe Cost Burden	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

Data Source: 2013-2017 CHAS

Discussion

Table 21 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.

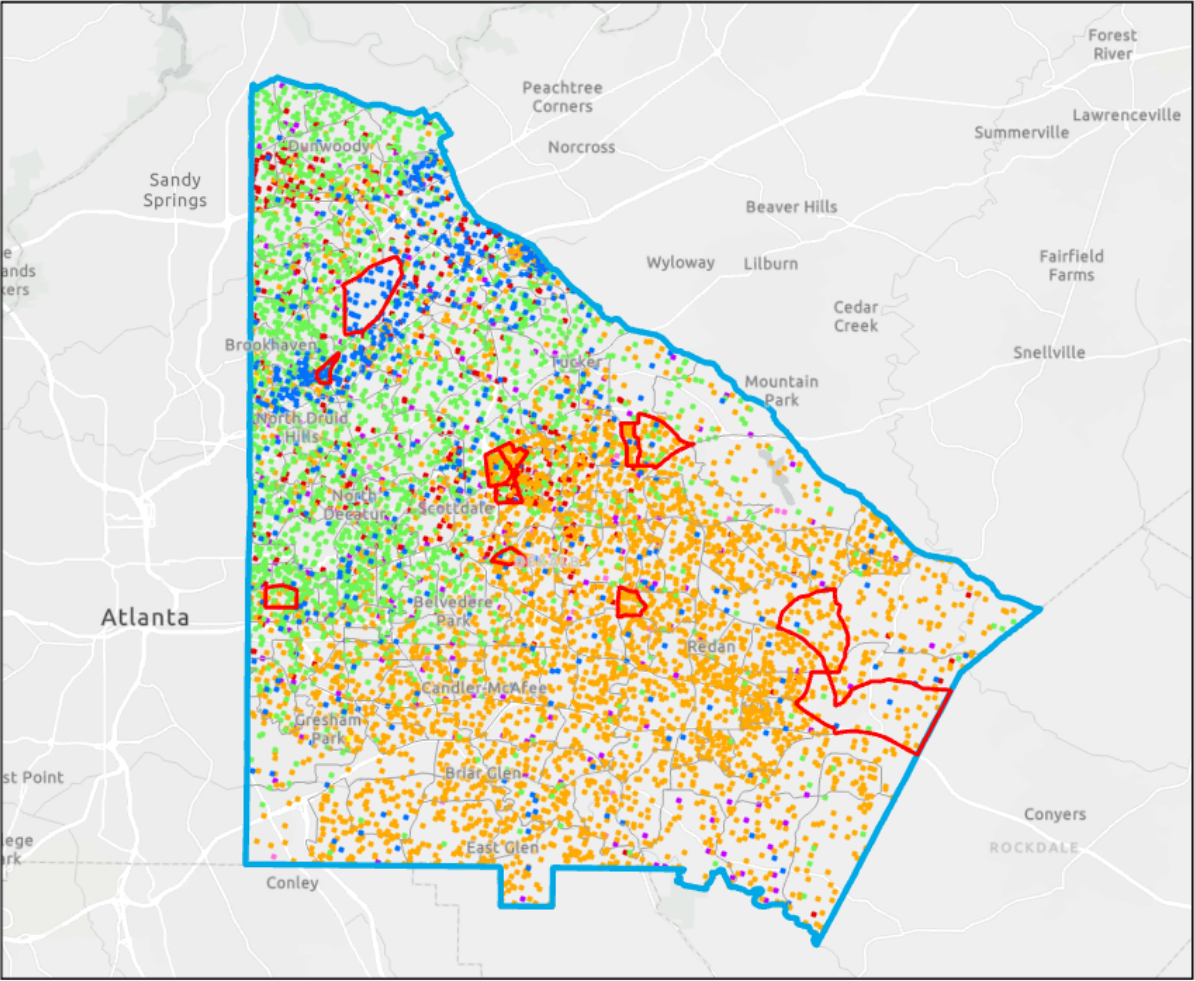
When examining this data, it may be relevant to note that the populations of both Native American and Pacific Islander residents in DeKalb County are very small. This does not mean that housing issues within these groups are less important; it simply means that data can be more easily skewed than with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

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 below 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, as shown below, 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.

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

In addition to visualizing the racial and ethnic composition of the area with the preceding map, 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 below 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.

Table 21 – Racial and Ethnic Dissimilarity Trends

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/>

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

Table 22. Public Housing by Program Type

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

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 23. Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							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

Data Source: PIC (PIH Information Center)

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.

Race of Residents

Table 24. Race of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 25. Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	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

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.¹ 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.

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.

¹https://www.myhousingsearch.com/tenant/Search.html?ch=GA&type=rental&accessibility=t®ion_id=30424

Table 26. Homeless Needs Assessment

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	85	11	214	310
Total number of persons	180	31	227	438
Number of children (under age 18)	87	19	4	110
Number of persons age 18 to 24	10	4	8	22
Number of persons over age 24	83	8	215	306

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).

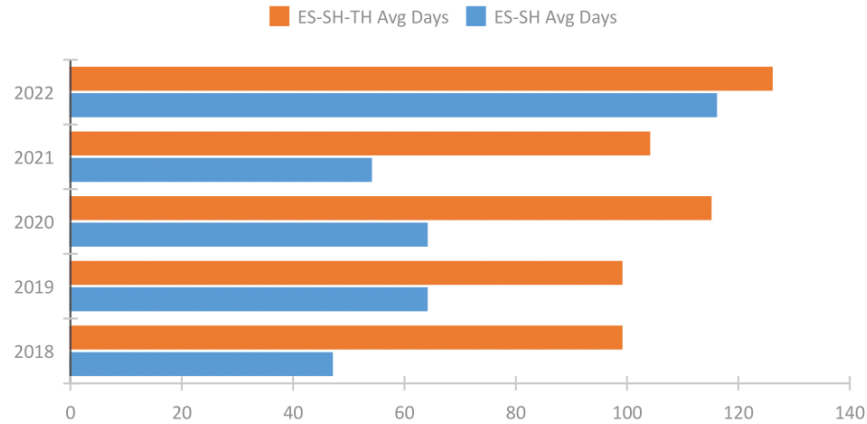
Of the 438 individuals experiencing homelessness, 98 were considered chronically homeless (22.4%). The majority of these individuals were unsheltered (87), with 11 in emergency shelter. The PIT count reported 1 chronically homeless family with children and 47 homeless families with children. Most of 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 were counted, with 8 unsheltered, 2 in emergency housing, and 1 in transitional housing.

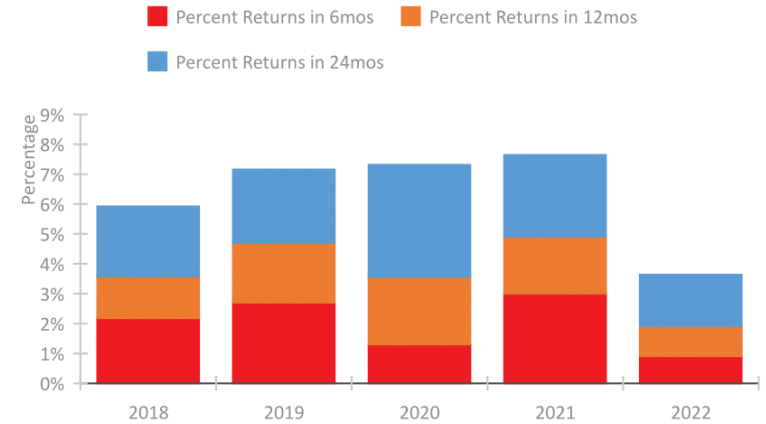
According to the 2022 DeKalb County CoC Performance Profile, approximately 1,106 persons became homeless for the first time, and the average length of time a person experiences homelessness is 126 days. The rate of those exiting the Emergency Shelter (ES), Supportive Housing (SH), Transitional Housing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

CoC Performance Profile GA-508 DeKalb County CoC

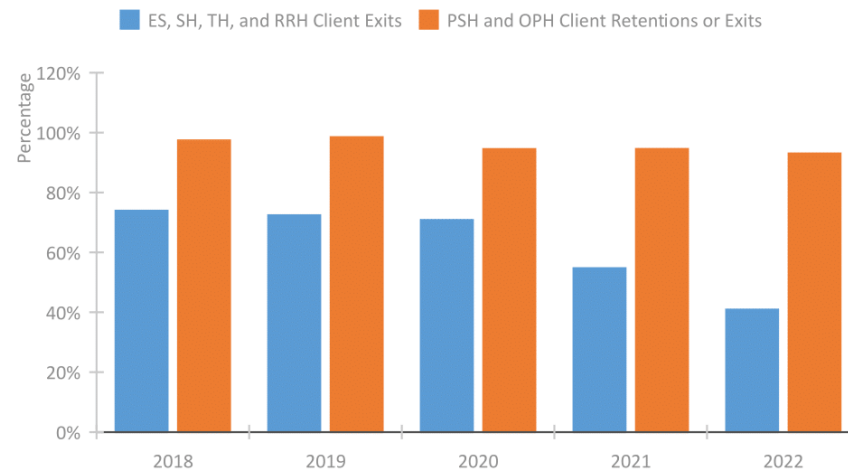
Length of Time Homeless



Returns to Homelessness Over Time



Exits to Permanent Housing by Program Type



Data Summary: GA-508 DeKalb County CoC

Point-In-Time Count Summary*

	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	--	--
Total Homeless Persons	321	375	344	200	565	365	182%
Number of Sheltered Families	48	33	51	47	87	40	85%
Number of Unsheltered Families	0	0	3	--	0	--	--
Number of Total Families	48	33	54	47	87	40	85%
Sheltered Chronically Homeless Individuals	2	4	0	0	24	24	100%
Unsheltered Chronically Homeless Individuals	34	32	32	--	53	--	--
Total Chronically Homeless Individuals	36	36	32	0	77	77	100%
Sheltered Veterans	0	2	1	0	6	6	100%
Unsheltered Veterans	8	15	16	--	16	--	--
Total Veterans	8	17	17	0	22	22	100%
Sheltered Unaccompanied Youth (up to 24)	0	1	3	4	9	5	125%
Unsheltered Unaccompanied Youth (up to 24)	10	11	1	--	14	--	--
Total Unaccompanied Youth (up to 24)	10	12	4	4	23	19	475%

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.

Nature and Extent of Homelessness

Table 27. Sheltered and Unsheltered Homeless Counts

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Chronically homeless individuals	11	0	87	98
Chronically homeless families	1	0	0	1
Families with children	37	9	1	47
Veterans	1	0	21	22
Unaccompanied youth	2	1	8	11

Data Source: 2023 PIT

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.

Table 28. Sheltered and Unsheltered Homeless Counts by Race and Ethnicity

Race	Sheltered	Unsheltered
White	11	31
Black or African American	196	190
Asian	0	4
American Indian or Alaska Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Multiple	4	2
Ethnicity	Sheltered	Unsheltered
Non-Hispanic	206	219
Hispanic	5	8

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.

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.

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.

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.

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.

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 Kansas City. 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 facility 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 the Unified Government'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 Kansas City. 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 facility needs were determined based on input from stakeholders engaged through multiple 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 multi-family 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.

Residential Properties by Number of Units

Table 29 - Residential Properties by Unit Number

Property Type	Number	Percent
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%
Total	247,365	100%

Data Source: 2013-2017 ACS

Unit Size by Tenure

Table 30 - Unit Size by Tenure

	Owners		Renters	
	Number	Percent	Number	Percent
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%
Total	123,745	100%	99,121	100%

Data Source: 2013-2017 ACS

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

According to 2023 APSH (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 APSH.

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 APSH 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.

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 burdened². 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.

² <https://nlihc.org/oor/state/ga>

Cost of Housing

Table 31 - Cost of Housing in 2017

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

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

Table 32 - Rent Paid in 2017

Rent Paid	Number	Percent
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%
Total	99,125	100.0%

Data Source: 2013-2017 ACS

Housing Affordability

Table 33 - Housing Affordability in 2017

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

Data Source: 2013-2017 CHAS

Monthly Rent

Table 34 - Monthly Rent in 2017

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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

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 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.

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% has 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.

Definitions

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.³ 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.

³ 2018-2022 ACS, Table B25002

Condition of Units

Table 35 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
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%
Total	123,732	99%	99,154	100%

Data Source: 2013-2017 ACS

Year Unit Built

Table 36 - Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
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%
Total	123,757	100%	99,135	100%

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Table 37 - Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
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%

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

Vacant Units

Table 38 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Data Source: 2013-2017 ACS

Need for Owner and Rental Rehabilitation

Data regarding housing conditions indicates that 2,794 rental units and 482 owner units in DeKalb County have at least two housing conditions, which are likely to include cost burdens and one other condition (overcrowding, lack of complete kitchen, or lack of complete plumbing). CHAS data from the Needs Assessment indicates that there are 967 renter households and 239 owner households with incomes below the area median who lack complete kitchens or plumbing. Additionally, a substantial portion of rental housing was built before 1980, and as this housing ages, maintenance needs will continue to grow.

Data indicates that owners are less likely to lack complete kitchens or plumbing, and therefore are less likely to live in substandard housing. However, housing age indicates that some owner-occupied units are at risk of deferred maintenance and may currently or soon require rehabilitation, as half of units were built prior to 1980. Additionally, seniors living on Social Security or retirement income may have paid off their mortgages but are now unable to afford necessary repairs and maintenance as their homes age.

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.

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

Table 39. Total Number of Units by Program Type

	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									

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

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments.

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.

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.

Table 40. Public Housing Condition

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

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.

The 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.

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

The following table depicts beds available under the DeKalb County Continuum of Care.

Table 41. 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	N/A	29	516	N/A
Households with Only Adults	34	57	3	726	N/A
Chronically Homeless Households	N/A	N/A	N/A	276	N/A
Veterans	N/A	N/A	N/A	543	N/A
Unaccompanied Youth	N/A	N/A	N/A	18	N/A

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.

- 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
- 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.

For persons returning from mental and physical health institutions, transitional housing programs (sometimes referred to as “sober living” or “halfway houses”) can help these populations adjust to independent living in community by providing supportive housing. In these programs, housing is provided in conjunction with services like case management, therapy, and other recovery methodologies to ensure that patients are on the road to long-term recovery. Organizations providing these programs within DeKalb County include MARR Addiction Treatment Centers, CaringWorks Hope House, and Breakthrough Recovery Outreach.

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-to-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).⁴ 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

⁴ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

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.⁵

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.

⁵ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

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.

Business Activity

Table 42 - 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	14%	12%	-2%
Construction	6,998	9,242	3%	5%	2%
Education and Health Care Services	40,827	29,677	18%	17%	-1%
Finance, Insurance, and Real Estate	16,104	7,415	7%	4%	-3%
Information	10,725	5,643	5%	3%	-1%
Manufacturing	14,031	12,795	6%	7%	1%
Other Services	6,949	7,440	3%	4%	1%
Professional, Scientific, Management Services	25,133	13,667	11%	8%	-3%
Public Administration	2	0	0%	0%	0%
Retail Trade	28,152	26,767	12%	15%	3%
Transportation and Warehousing	14,007	15,085	6%	9%	3%
Wholesale Trade	10,660	9,129	5%	5%	1%
Total	205,849	157,939	--	--	--

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

Labor Force

Table 43 - 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%

Data Source: 2013-2017 ACS

Table 44 - Occupations by Sector

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

Data Source: 2013-2017 ACS

Travel Time

Table 45 - Travel Time

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

Data Source: 2013-2017 ACS

Educational Attainment by Employment Status (Population 16 and Older)

Table 46 - Educational Attainment by Employment Status

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

Data Source: 2013-2017 ACS

Educational Attainment by Age

Table 47 - 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

Data Source: 2013-2017 ACS

Educational Attainment - Median Earnings in the Past 12 Months

Table 48 - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$20,012
High school graduate (includes equivalency)	\$25,267
Some college or Associate's degree	\$31,783
Bachelor's degree	\$50,842
Graduate or professional degree	\$66,891

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 business, 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.

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.

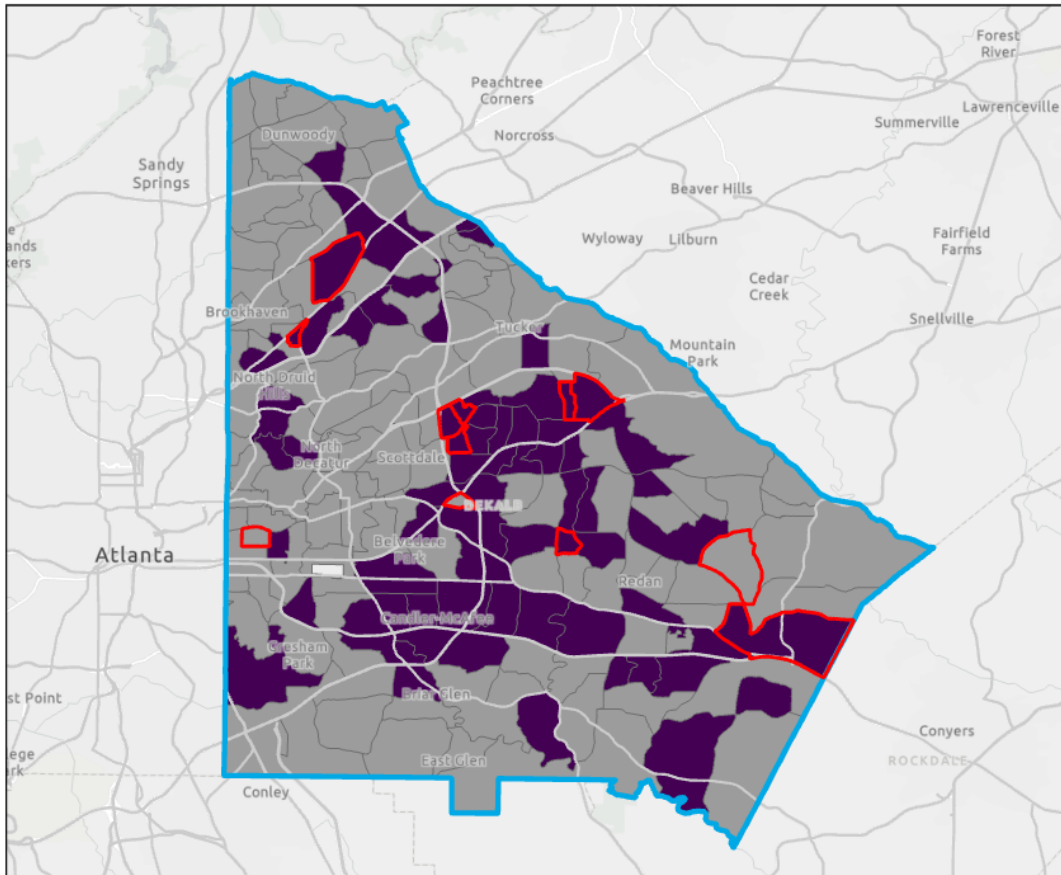
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?

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.

Figure 2 - Concentration of Housing Problems in DeKalb County



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

0 1 2 4 6 8 Miles



Source: 2020 CHAS data

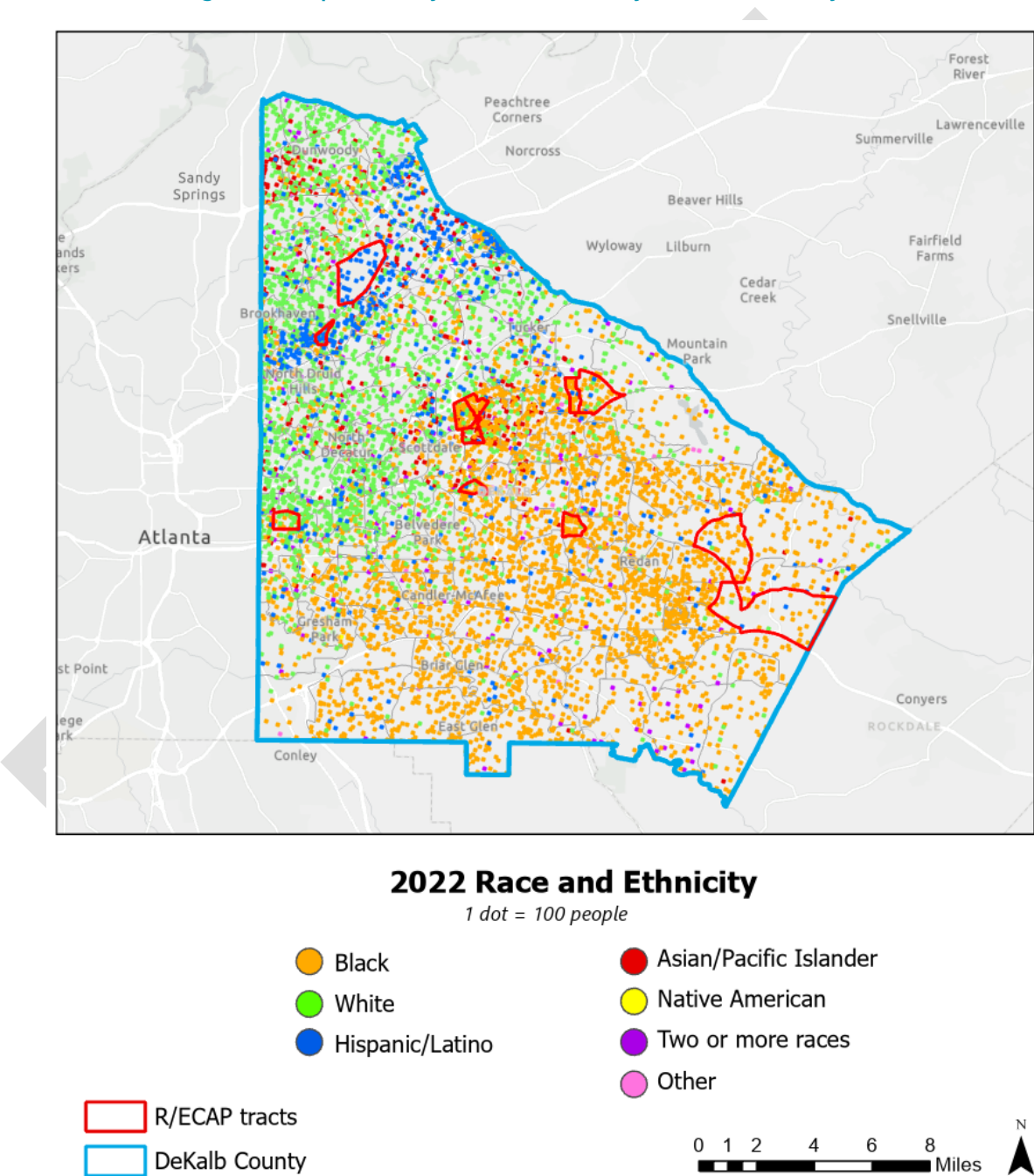
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

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.

Figure 3 - Population by Race and Ethnicity in DeKalb County, 2022



Source: 2018-2022 AFFH, table DP05

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.

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.⁶ 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.

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.⁷

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.

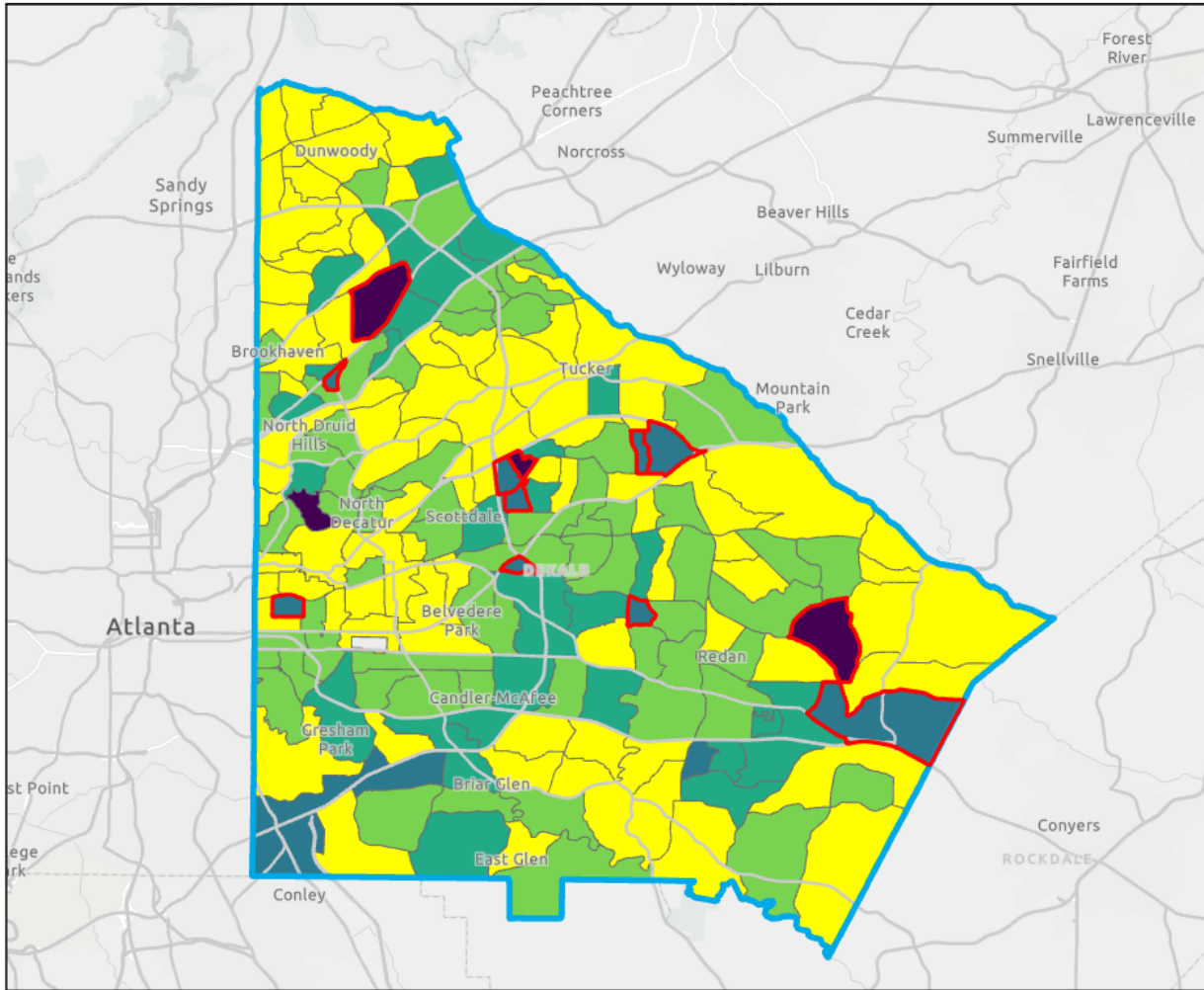
What are the characteristics of the market in these areas/neighborhoods?

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.

⁶ United States, Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. "Overview of Community Characteristics in Areas with Concentrated Poverty." ASPE Issue Brief, May 2014, https://aspe.hhs.gov/system/files/pdf/40651/rb_concentratedpoverty.pdf.

⁷ Kneebone, Elizabeth. "The Growth and Spread of Concentrated Poverty, 2000 to 2008-2012." The Brookings Institution, 29 July 2016, www.brookings.edu/interactives/the-growth-and-spread-of-concentrated-poverty-2000-to-2008-2012/.

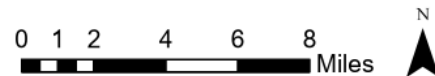
Figure 4 - R/ECAPs and Poverty in DeKalb County, 2022



Poverty Rates
by census tract

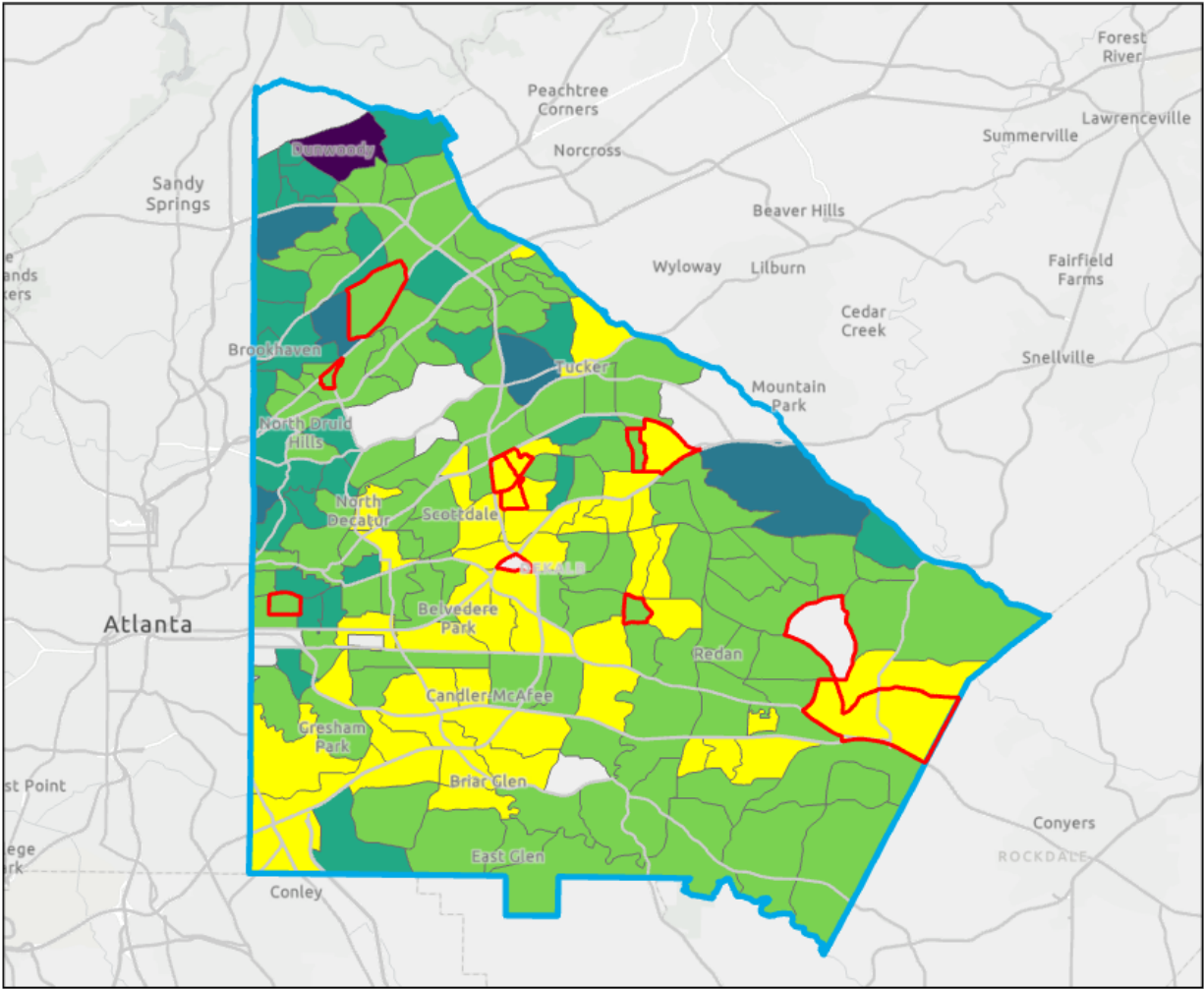


DeKalb County



Source: 2018-2022 AFFH, table S1710

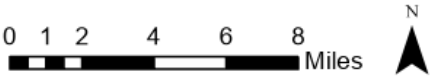
Figure 5 - Median Rent in DeKalb County



Median Monthly Rent

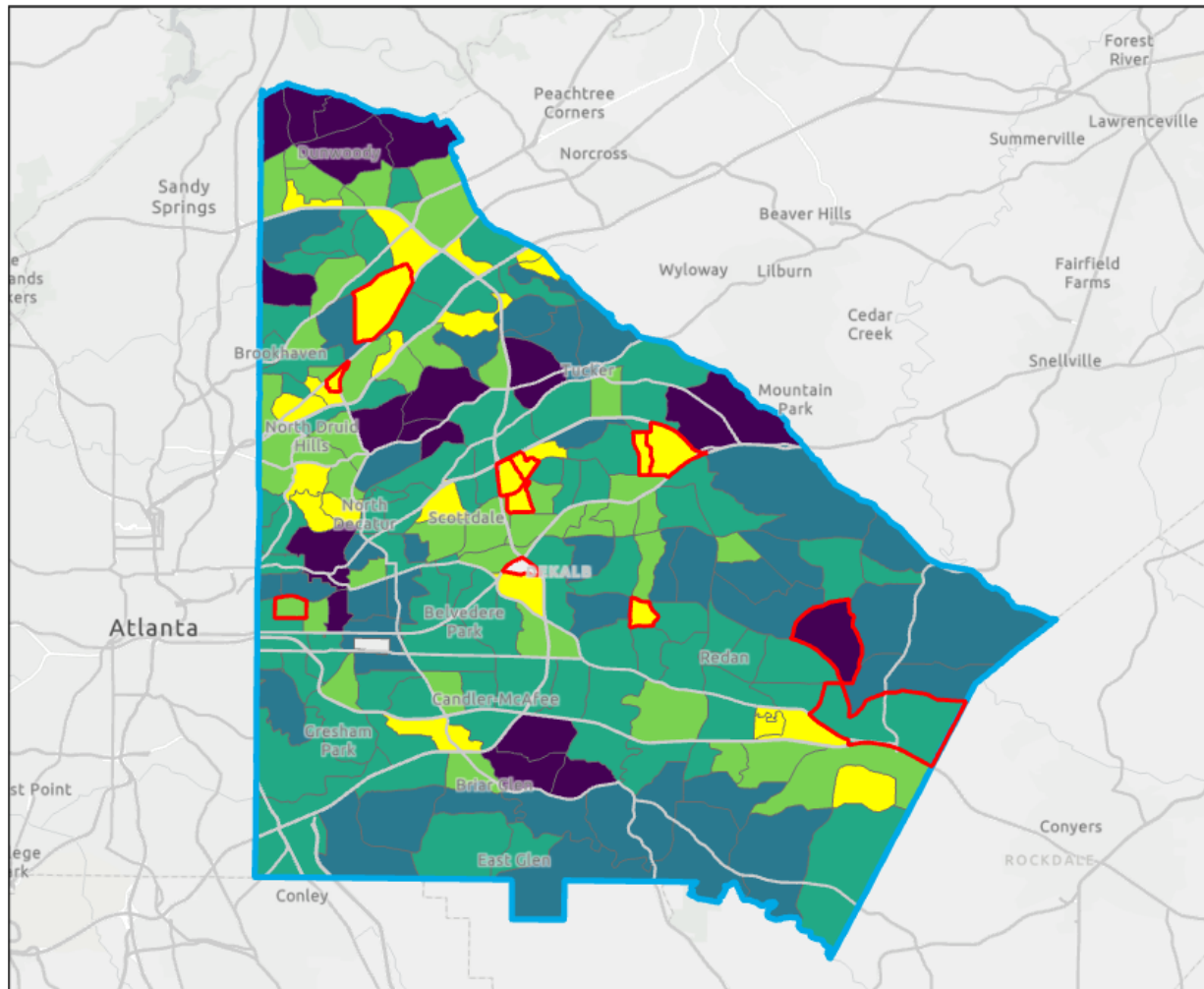


DeKalb County



Source: 2018-2022 American Community Survey, Table DP04
*\$1,318 is the maximum monthly rent affordable to a household earning the average renter income in DeKalb County
Note: Blank tracts had no data provided

Figure 6 - Homeownership Rate in DeKalb County



Home Ownership Rates by census tract

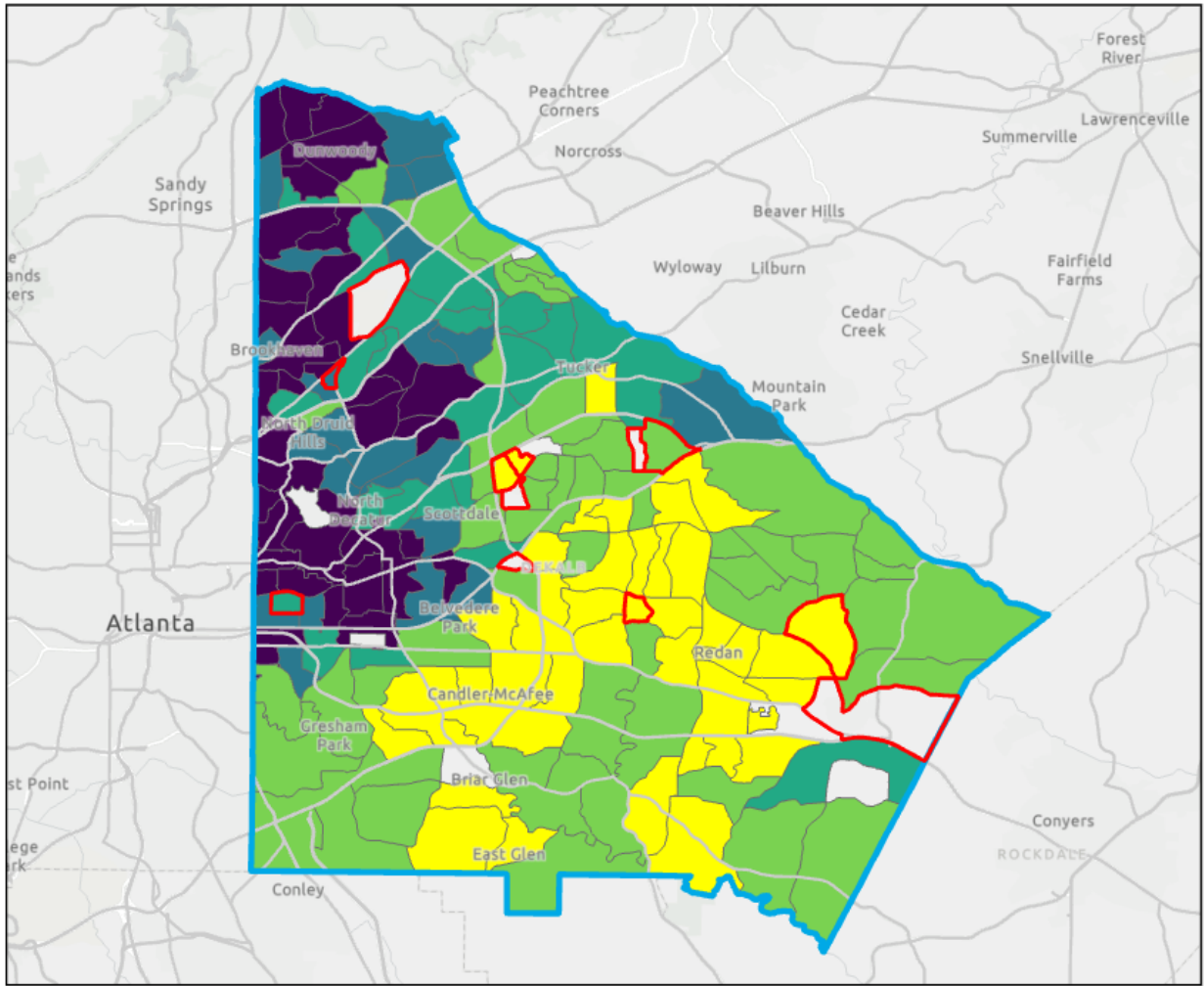


 DeKalb County



Source: 2018-2022 American Community Survey, Table DP04

Figure 7 - Median Home Value



Median Home Values



DeKalb County



Source: 2018-2022 American Community Survey, Table DP04
Note: Blank tracts had no data provided.

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-to-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.

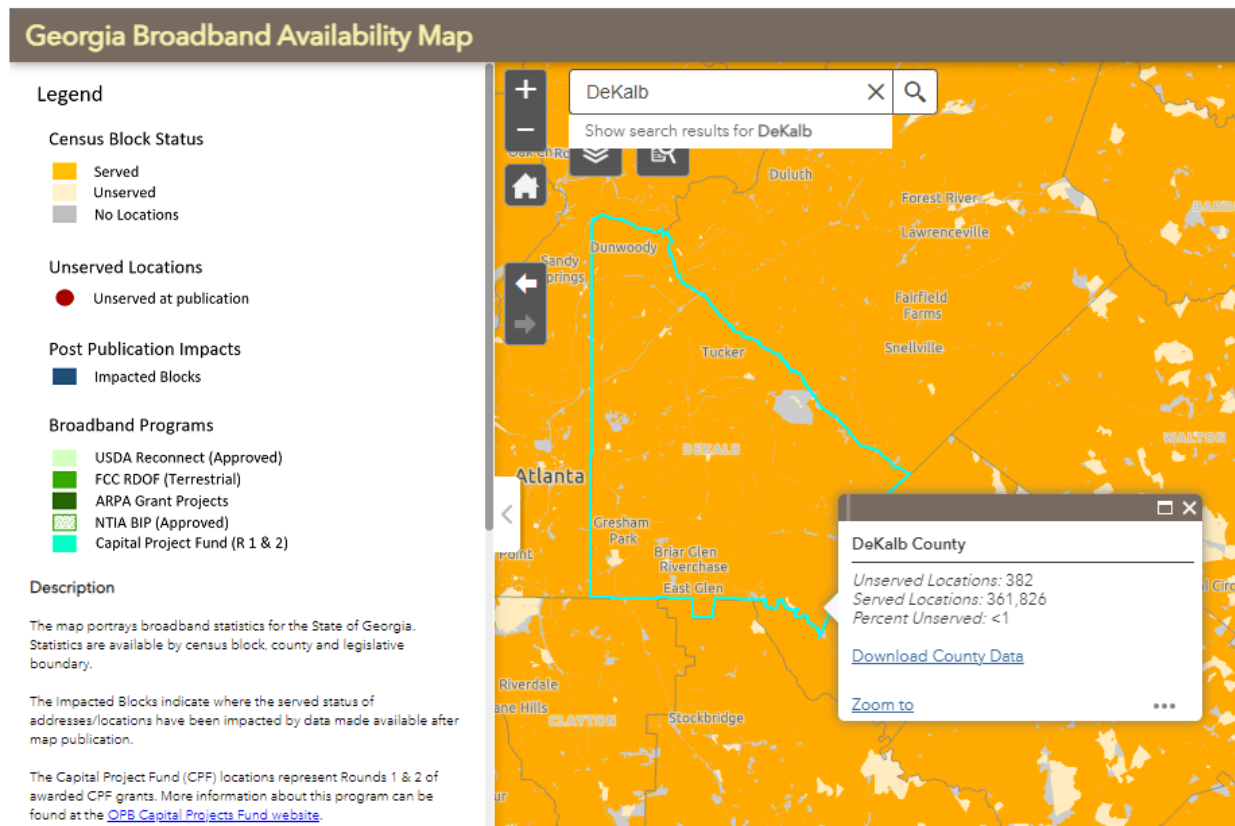
The GTA has additionally produced a Digital Connectivity Plan in November 2023, which outlines planned strategies for overcoming the digital divide. This plan assesses the broadband need level of several unique population groups in Georgia, including low-income populations, or people earning less than 150% of the federal poverty line. The plan reports the following in regard to low-income populations in Georgia⁸:

- 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.

⁸ https://drive.google.com/file/d/17BSe8J6DfCSvZgbeGnyXgMPQYUf5STp_/view

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:

Figure 8 - Georgia Broadband Availability Map



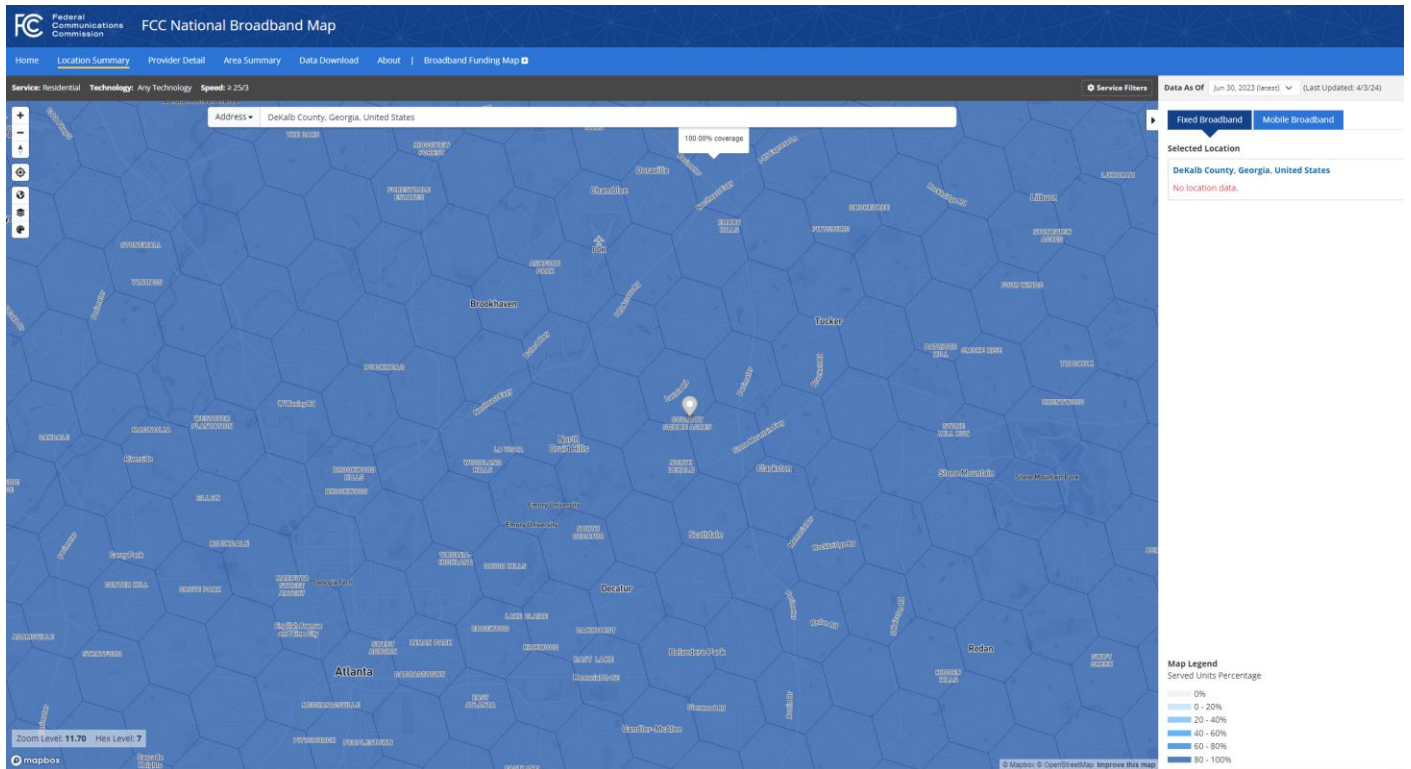
Source: <https://broadband.georgia.gov/2023-georgia-broadband-availability-map>

Another source of data on broadband access comes from the website BroadbandNow, 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 broadband⁹.

DeKalb County's most recent broadband coverage is also captured in the Federal Communications Commission's collection of self-reported data from internet service providers, published in June 2023. Many sources have criticized this FCC data, noting that any census block with at least one residential or business broadband consumer is identified as a census block that is being 'served.' According to FCC data, most areas of DeKalb County have 100% of units covered as depicted below:

⁹ <https://broadbandnow.com/Georgia>

Figure 9 - FCC Depiction of High-Speed Internet Coverage in DeKalb County



Source: <https://broadbandmap.fcc.gov/location-summary/selected?version=jun2023>

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.

Table 49 - DeKalb County Internet Service Providers

Provider Name	Connection Type
AT&T	DSL, Fiber
EarthLink	DSL, Fiber
Fidium	DSL
Ghost Fiber	Fiber
Google Fiber	Fiber
HughesNet	Satellite
Spectrum	Cable
Starlink	Satellite
T-Mobile	Wireless
Viasat	Satellite
Xfinity	Cable, Fiber

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

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.

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 zone¹⁰. Additionally, historically redlined communities have recently been found to have higher risks of flooding¹¹, which is relevant to DeKalb County¹².

¹⁰ <https://www.cbo.gov/publication/59566>

¹¹ <https://nlihc.org/resource/new-study-finds-historically-redlined-communities-higher-risk-flooding>

¹² <https://33n.atlantaregional.com/monday-mapday/redlining-past-policy-and-present-inequity>

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 previously 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.

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 a 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.

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 States¹³,” 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.

¹³ U.S. EPA. (September 2021) “Climate Change and Social Vulnerability in the United States.” https://www.epa.gov/system/files/documents/2021-09/climate-vulnerability_september-2021_508.pdf

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 benefitting 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 2024-2029 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)

General Allocation Priorities

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

Over the next five years, the DeKalb County Community Development Department will allocate grant funds for use in unincorporated areas of the county as well as municipalities within DeKalb County (excluding Atlanta, which receives separate HUD grant funding). The County will focus concentrated redevelopment efforts in its primary priority areas: Candler/McAfee, Buford Highway, Scottdale, and Memorial Drive. 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 the county 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.

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

Priority Needs

Chart will be populated in IDIS with Goals Long Term Objectives

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

Chart to be population in IDIS

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. The table below 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.

Anticipated Resources

Table 50 - 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	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$4,587,530	\$0	\$0	\$4,587,530	\$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	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,883,525	\$0	\$0	\$1,883,525	\$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.
ESG	Federal	Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing 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.

SP-40 Institutional Delivery Structure - 91.215(k)

List of County departments and agencies chart will be completed in IDIS

DRAFT

SP-45 Goals Summary - 91.215(a)(4)

See Attached Long Term Goals and Objectives.

DRAFT

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 development units are to be accessible units.

Decatur Housing Authority

DHA is not covered by a Voluntary Compliance Agreement. However, as a 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 also adaptable with the appropriate blocking for grab bars, etc. In addition, DHA has met the 5% and 2% requirements of accessibility under Section 504.

Activities to Increase Resident Involvements

Housing Authority of DeKalb County

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

Decatur Housing Authority

DHA conducts a Quarterly Property Management Meeting with the residents to engage residents in discussions about activities that are ongoing in the community. Residents are encouraged to participate actively and provide feedback on property management and resident services activities.

Lithonia Housing Authority

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

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

No

Plan to remove the 'troubled' designation -N/A

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).¹⁴ 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

¹⁴ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

*two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed.*¹⁵

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)

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,

¹⁵ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

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.

Through collaboration with the CoC and other organizations, DeKalb County will continue and strengthen its efforts to "reach out" to homeless persons in DeKalb County, assess their needs, and provide appropriate housing and services. Through collaborative efforts using various Street Outreach teams, such as the DeKalb Street Outreach Case Manager, outreach services are provided to ensure coordinated coverage. DeKalb County's Street Outreach Case Manager will provide outreach services and intensive case management services for unusually difficult cases involving individuals or families in DeKalb County who are homeless or at risk of becoming homeless.

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)

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.

SP-80 Monitoring - 91.230

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.

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. The table below 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.

Anticipated Resources

Table 51 - Expected 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	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$4,587,530	\$0	\$0	\$4,587,530	\$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	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,883,525	\$0	\$0	\$1,883,525	\$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.
ESG	Federal	Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing 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.

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 purposes of construction, infrastructure, and public improvement projects through the use of additional private, state, and local funds, where applicable.

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

TBD

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

See Long Term Goals and Objectives Attachment.

DRAFT

PROJECTS

AP-35 Projects - 91.220(d)

See Proposed Project and Budget Summary Attachment

Introduction

Projects

Table 52 - Project Information

#	Project Name

AP-38 Project Summary

See Proposed Project and Budget Summary Attachment

Project Summary Information

1	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of persons that will benefit from the proposed activity	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income

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

DeKalb County 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.

AFFORDABLE HOUSING

AP-55 Affordable Housing - 91.220(g)

Introduction

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

Table 53 - One Year Goals for Affordable Housing by Support Requirement

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

Table 54 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing - 91.220(h)

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

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

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

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).¹⁶ 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 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

¹⁶ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

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.¹⁷

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

¹⁷ Ibid.

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."¹⁸ 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 non-profit 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

¹⁸ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

scams, while encouraging those facing these situations to seek assistance.

- 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

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

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction

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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

Emergency Solutions Grant (ESG)

Reference 91.220(I)(4)