

DRAFT
2019-2023 Consolidated Plan

DRAFT – June 2019

FIVE-YEAR CONSOLIDATED PLAN

For Program Years 2019 to 2023

DEKALB COUNTY, GEORGIA

Community Development Department

DRAFT – May 2019

Prepared for DeKalb County by
Mosaic Community Planning, LLC



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2019-2023 Five-Year Consolidated Plan

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THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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	City of Atlanta	Department of Finance, Office of Grants Management

Narrative

The DeKalb County Community Development Department serves as the lead agency that provides oversight, management, and monitoring of agencies and that administers projects, programs, and initiatives in conjunction with the 2019-2023 Consolidated Plan and related Annual Action Plans. The Community Development Department is responsible for all documentation, administrative, and compliance requirements of the HUD-funded programs that the County administers, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs. The Department also serves as the Collaborative Applicant for the HUD Continuum of Care (CoC) program.

The Community Development Department works with the full support of the County’s CEO, Board of Commissioners, and other County departments. Throughout the planning process, the Community Development Department collaborates with local governments, non-profit agencies, and private stakeholders in the community. In addition, the Department consults with business, religious, and other community leaders in order to administer many of the affordable housing, homeless assistance, housing repair, public services, and capital improvement projects and programs.

Consolidated Plan Public Contact Information

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PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

DeKalb County used a very public process to develop its 2019-2023 Five-Year Consolidated Plan and 2019 Annual Action Plan. Prior to preparing the draft Plans, the County held a homeless symposium to educate the public, two community meetings, and a public survey to invite and gather input from residents and stakeholder organizations. The County also conducted a focus group with members of the DeKalb County Continuum of Care (CoC). DeKalb County serves as the Collaborative Applicant for the CoC and collaborates with agencies across the region to provide assistance to people who are homeless or at-risk of homelessness. A total of 294 people attended a symposium, community meeting, or focus group, and about 100 people participated in the survey. Results of these outreach efforts are summarized in the Community Participation section of this Plan.

DeKalb County will hold a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan and Annual Action Plan prior to approval by the DeKalb County Board of Commissioners and submission to HUD.

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)).

As the Collaborative Applicant for the DeKalb County Continuum of Care (CoC), the DeKalb County Community Development Department works with local housing providers, nonprofit organizations, and government agencies. These include the DeKalb Housing Authority, Decatur Housing Authority, emergency and transitional housing providers, affordable housing developers, Community Housing Development Organizations (CHDOs), private-sector developers, and other housing providers, along with an array of health, mental health, and service agencies, including local and regional nonprofit organizations and local, state, and federal government agencies. Among these agencies are the United Way of Greater Atlanta, the DeKalb Community Service Board, the DeKalb County Board of Health, the Georgia Department of Behavioral Health and Developmental Disabilities, the U.S. Department of Veterans Affairs, and others.

In developing this Consolidated Plan and Annual Action Plan, the County sought input from and fostered conversation among more than 50 housing and community development agencies working in DeKalb County through two community meetings and one focus group. At one meeting, participants divided into breakout groups to discuss a variety of topics, encouraging discussion of key needs among stakeholders with a variety of perspectives. Over the next five years, the County will continue to work with diverse partners to enhance linkages between housing and health, mental health, and other services. The County also plans to prioritize wrap-around services, including health and mental health services, for individuals and families who are homeless, formerly homeless, or at-risk of homelessness to better assist them in gaining housing stability.

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 coordinates closely with Continuum of Care members to address the needs of people who are homeless or at-risk of homelessness in the County. In developing this Consolidated Plan and Annual Action Plan, the DeKalb County Community Development Department held a focus group with CoC members to identify priority needs related to homelessness and potential strategies to address those needs. A total of 31 people attended the focus group, representing organizations such as Action Ministries, Goodwill, Salvation Army, HOPE Atlanta, Jerusalem House, Nicholas House, Living Room, Rebecca's Tent, Safe Haven Transitional, CaringWorks, Community Friendship, Begin Again Ministries, Step Up on Second, Raksha, Latin American Association, Men and Women for Human Excellence, St. Jude's Recovery Center, Partners for Community Action, Georgia Center for Child Advocacy, and the DeKalb Community Service Board. Several government agencies were also represented, including the DeKalb County Community Development Department, the DeKalb County Division of Family and Children Services, the Georgia Department of Behavioral Health and Developmental Disabilities, and the U.S. Department of Veterans Affairs.

Collaboration with these and other local, regional, and national agencies ensures that housing and services reflect local needs and are offered in a manner that best serves people who are homeless or at risk of homelessness. The County has a successful, long-standing history of collaborative planning and coordination to reduce and end homelessness. In 2016, DeKalb County was the first CoC in the southeast region to achieve the "functional zero" milestone in the national effort to end veteran homelessness. That means that DeKalb County met the criteria and benchmarks established by the Department of Veterans Affairs, Housing and Urban Development (HUD), and the United State Interagency Council on Homelessness (USICH). The CoC has developed and implemented the necessary systems to ensure homeless veterans willing to accept housing can receive quick access to services and be housed in less than 90 days. Along with continued collaboration to maintain this status, the County continues to work with partner agencies to support initiatives that address housing and homelessness for other population groups through the CoC.

From a regional perspective, the County collaborates with the State of Georgia, City of Atlanta, and Fulton County to facilitate service coordination, client referrals and the collection of data through a shared Homeless Management Information System (HMIS). In addition, the County participates in the United

Way of Greater Atlanta's Regional Commission on Homelessness to ensure collaboration among organizations within the 13-county metro Atlanta area.

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.

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

To assist in determining how to allocate ESG funds, DeKalb County held a focus group with Continuum of Care members to identify priority needs and barriers related to homelessness and potential strategies to address those needs. Thirty-one people participated, representing 24 agencies including emergency, transitional, and supportive housing providers; service providers and community organizations; and local, state, and federal government agencies.

The Community Development Department, in collaboration with the CoC Planning Committee, establishes priorities for ESG funding which correspond to County needs. The CoC governance structure includes several committees, including Data and Research, which also informs priorities for resource allocation based on the homeless point in time count. The Planning, Data and Research, and Evaluation committees are responsible for establishing system-wide project level performance targets appropriate for the program type and population. All agencies receiving ESG funding are required to adhere to CoC Coordinated Entry policies and procedures.

All ESG-funded agencies are required to follow federal guidelines (i.e. *Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, aka "OMB Super Circular") and the DeKalb County Continuum of Care minimum written standards in the implementation of the ESG program. Additionally, all agencies are required to follow DeKalb County policies (i.e. procurement) and the DeKalb County Community Development Department – (CDD) *Contract Administration and Monitoring Protocol*. ESG and CoC recipients must assure compliance with all HUD record-keeping provisions, including use of the HMIS (with the exception of Victim Service Providers).

The County also participates in state efforts and meetings related to Homeless Management Information Systems (HMIS). The CoC Governance Board approved the Georgia Department of Community Affairs (DCA) to serve as the HMIS lead. The CoC identified two individuals, the Collaborative Applicant and the CoC Board Chair, to represent the CoC in all matters pertaining to administration of the HMIS. The County supports the HMIS initiative and provides funding to allow agencies in the CoC access HMIS.

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.

Representative agencies, groups, and organization that participated in the planning process for DeKalb County's 2019-2023 Five-Year Consolidated Plan and 2019 Annual Action Plan are shown in the table on the following pages. In addition to the agencies listed, others may have participated in the online survey, which was anonymous.

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. Email notifications and invitations regarding the community meetings and survey were distributed to stakeholders by DeKalb County. No agency types were excluded from participation.

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TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1 Action Ministries	<ul style="list-style-type: none"> • Housing • Services – homeless, education, employment 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Focus group
2 Atlanta Legal Aid	<ul style="list-style-type: none"> • Services – fair housing • Other – legal services 	<ul style="list-style-type: none"> • Housing need assessment • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
3 Atlanta Neighborhood Development Partnership (ANDP)	<ul style="list-style-type: none"> • Housing 	<ul style="list-style-type: none"> • Housing need assessment • Market analysis 	<ul style="list-style-type: none"> • Community meeting
4 Beacon Hill Black Alliance for Human Rights	<ul style="list-style-type: none"> • Civic organization • Other – civil rights organization 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
5 Begin Again Ministries	<ul style="list-style-type: none"> • Housing • Services – homeless 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Focus group
6 CaringWorks	<ul style="list-style-type: none"> • Housing • Services – homeless 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Focus group
7 Center for Pan Asian Community Services (CPACS)	<ul style="list-style-type: none"> • Services – children, elderly, health • Other – services for immigrants and refugees • Other – advocacy organization 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Community meeting
8 CHRIS 180	<ul style="list-style-type: none"> • Housing • Services – children, health, homeless 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
9 City of Chamblee	<ul style="list-style-type: none"> • Other government – local 	<ul style="list-style-type: none"> • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
10 City of Decatur	<ul style="list-style-type: none"> • Other government – local 	<ul style="list-style-type: none"> • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
11 City of Tucker	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Community meeting
12 Coalition for Diverse DeKalb	<ul style="list-style-type: none"> Civic organization 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development strategy 	<ul style="list-style-type: none"> Community meeting
13 Columbia Alliance Sustainable Neighborhood Initiatives (CASNI)	<ul style="list-style-type: none"> Neighborhood organization 	<ul style="list-style-type: none"> Housing need assessment Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Community meeting
14 Community Friendship, Inc. (CFI)	<ul style="list-style-type: none"> Services – people with disabilities, health 	<ul style="list-style-type: none"> Housing need assessment Non-homeless special needs Non-housing community development strategy 	<ul style="list-style-type: none"> Focus group
15 Decatur Christian Towers	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none"> Housing need assessment Market analysis 	<ul style="list-style-type: none"> Community meeting
16 Decatur Cooperative Ministry	<ul style="list-style-type: none"> Housing Services – homeless 	<ul style="list-style-type: none"> Housing need assessment Homeless needs Homelessness strategy 	<ul style="list-style-type: none"> Community meeting
17 DeKalb Community Service Board	<ul style="list-style-type: none"> Services – children, people with disabilities, health 	<ul style="list-style-type: none"> Non-homeless special needs Non-housing community development strategy 	<ul style="list-style-type: none"> Focus group
18 DeKalb County Board of Commissioners, Districts 4 and 7	<ul style="list-style-type: none"> Other government – county 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development strategy 	<ul style="list-style-type: none"> Community meeting
19 DeKalb County Division of Family and Children Services	<ul style="list-style-type: none"> Other government – county Services – children Grantee department 	<ul style="list-style-type: none"> Non-homeless special needs Non-housing community development strategy 	<ul style="list-style-type: none"> Focus group
20 DeKalb County Police Department	<ul style="list-style-type: none"> Other government – county 	<ul style="list-style-type: none"> Homeless needs Non-homeless special needs Non-housing community development strategy 	<ul style="list-style-type: none"> Community meeting

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method	
21	Friends of Disabled Adults and Children	<ul style="list-style-type: none"> • Services – people with disabilities, health 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
22	Georgia Advocacy Office	<ul style="list-style-type: none"> • Services – people with disabilities 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
23	Georgia Center for Child Advocacy	<ul style="list-style-type: none"> • Services – children 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting • Focus group
24	Georgia College and State University	<ul style="list-style-type: none"> • Services – education • Other – university 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
25	Georgia Dept of Behavioral Health and Developmental Disabilities	<ul style="list-style-type: none"> • Services – people with disabilities, health 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Focus group
26	Georgia State University	<ul style="list-style-type: none"> • Services – education • Other – university 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
27	Goodwill Industries	<ul style="list-style-type: none"> • Services – employment 	<ul style="list-style-type: none"> • Market analysis • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Focus group
28	HOPE Atlanta	<ul style="list-style-type: none"> • Housing • Services – homeless 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Community meeting • Focus group
29	International Rescue Committee (IRC) Atlanta	<ul style="list-style-type: none"> • Services – children, health, education, victims of violence • Other – services for immigrants and refugees 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Community meeting

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
30 Jerusalem House	<ul style="list-style-type: none"> • Housing • Services – homeless, people with HIV/AIDS 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy • Non-homeless special needs 	<ul style="list-style-type: none"> • Focus Group
31 Latin American Association	<ul style="list-style-type: none"> • Services – education, employment • Other – services for immigrants • Other – advocacy organization 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Focus group
32 Living Room	<ul style="list-style-type: none"> • Housing • Services – homeless, people with HIV/AIDS 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy • Non-homeless special needs 	<ul style="list-style-type: none"> • Community meeting Focus group
33 Men and Women for Human Excellence	<ul style="list-style-type: none"> • Housing • Services – homeless, people with disabilities 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy • Non-homeless special needs 	<ul style="list-style-type: none"> • Focus group
34 Men Stopping Violence	<ul style="list-style-type: none"> • Services – domestic violence 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
35 Metro Fair Housing Services	<ul style="list-style-type: none"> • Services – fair housing • Other – legal services 	<ul style="list-style-type: none"> • Housing need assessment • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
36 NAACP	<ul style="list-style-type: none"> • Civic organization • Other – civil rights organization 	<ul style="list-style-type: none"> • Housing need assessment • Market analysis 	<ul style="list-style-type: none"> • Community meeting
37 New American Pathways	<ul style="list-style-type: none"> • Services – children, education, employment • Other – services for immigrants and refugees • Other – advocacy organization 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Community meeting

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
38 Nicholas House	<ul style="list-style-type: none"> • Housing • Services – homeless, education, employment, children 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Focus group
39 Partnership for Community Action (PCA)	<ul style="list-style-type: none"> • Services – children, education, employment 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Community meeting • Focus group
40 Partners in Action for Healthy Living	<ul style="list-style-type: none"> • Other services – food access 	<ul style="list-style-type: none"> • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
41 Peachtree Creek Greenway	<ul style="list-style-type: none"> • Civic organization 	<ul style="list-style-type: none"> • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
42 Peters Park Community	<ul style="list-style-type: none"> • Neighborhood organization 	<ul style="list-style-type: none"> • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
43 Raksha	<ul style="list-style-type: none"> • Services – children, elderly, victims of domestic violence • Other – services for immigrants 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting • Focus group
44 Rebecca’s Tent	<ul style="list-style-type: none"> • Housing • Services – homeless, employment 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Focus group
45 Safe Haven Transitional	<ul style="list-style-type: none"> • Housing • Services – homeless, victims of domestic violence, children 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy • Non-homeless special needs 	<ul style="list-style-type: none"> • Focus group
46 Salvation Army	<ul style="list-style-type: none"> • Housing • Services – children, youth 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Community meeting • Focus group

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
47	Scottdale Early Learning	<ul style="list-style-type: none"> • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
48	Spring Valley Civic Association	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
49	St. Jude’s Recovery Center	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy • Non-homeless special needs 	<ul style="list-style-type: none"> • Community meeting • Focus group
50	Step Up on Second	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Focus group
51	Tucker Lifelong Community	<ul style="list-style-type: none"> • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
52	Tucker-Northlake CID	<ul style="list-style-type: none"> • Non-housing community development strategy 	<ul style="list-style-type: none"> • Community meeting
53	U.S. Department of Veterans Affairs	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Homelessness strategy 	<ul style="list-style-type: none"> • Community meeting • Focus group
54	United Methodist Children’s Home	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs • Non-homeless special needs 	<ul style="list-style-type: none"> • Community meeting

Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DeKalb County	Continuum of Care members assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services, which align with goals and priorities identified in the Strategic Plan.
DeKalb County 2035 Comprehensive Plan	DeKalb County Planning and Sustainability Department	Goals identified in the Comprehensive Plan which align with those of the Strategic Plan include development of housing for the workforce, seniors, and people with special needs, including multifamily and infill housing; code compliance; economic development including corridor revitalization; bicycle and pedestrian infrastructure improvements; and streetscaping and connectivity improvements.

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

The DeKalb County Community Development Department consulted with state agencies and local governments in developing this Consolidated Plan and identifying projects to be included in the 2019 Annual Action Plan. The Cities of Decatur, Tucker, and Chamblee attended community meetings, and the Georgia Department of Behavioral Health and Developmental Disabilities participated in the Continuum of Care focus group.

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

PR-15 CITIZEN PARTICIPATION

1. Summary of Citizen Participation and Efforts 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 2019-2023 Five-Year Consolidated Plan and 2019 Annual Action Plan for community development programs including CDBG, HOME, and ESG programs.

To obtain input from residents, DeKalb County held two community meetings and a community-wide survey open to residents and other stakeholders. The County also held a homeless symposium to educate the public on the status of homelessness in the County, a focus group with Continuum of Care members, and a technical assistance workshop for agencies interested in applying for CDBG, HOME, or ESG funds. Dates, times, and locations for the meetings are shown below. Summary of the input received at each meeting and through the survey are provided in the table on the pages that follow.

Continuum of Care Homelessness Symposium

- Monday, September 24, 2019 at 10 AM
- Porter Sanford Performing Arts Center
- Discussion of issues and needs affecting people at risk or experiencing homelessness; Solicitation of community input on needs and strategies

Continuum of Care Focus Group

- Wednesday, January 16, 2019 at 10 AM
- DeKalb County Department of Watershed Management
- Presentation on the 2019-2023 Five-Year Consolidated Plan for HUD Grant Programs; Discussion of issues and needs attendees would like the Plan to address

Community Meeting #1

- Thursday, January 31, 2019 at 10 AM
- Maloof Auditorium, 1300 Commerce Drive, Decatur, GA
- Presentation on the 2019-2023 Five-Year Consolidated Plan for HUD Grant Program; Breakout group discussions of public services, economic development, blight, and infrastructure/facilities

Community Meeting #2

- Thursday, April 11, 2019 at 6:30 PM
- Maloof Auditorium, 1300 Commerce Drive, Decatur, GA
- Presentation on the 2019-2023 Five-Year Consolidated Plan for HUD Grant Program; Solicitation of community input on needs and priorities; Discussion of fair housing and barriers to housing choice

Technical Assistance Workshop

- Wednesday, April 3, 2019 at 1 PM
- Wesley Chapel Library, 2861 Wesley Chapel Road, Decatur, GA
- Presentation of the funding process, requirements, and performance measurements for applications for CDBG, ESG, and HOME funds

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. The County will seek resources through the Employee Language Bank or other agencies. 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 community meetings 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 2019-2023 Consolidated Plan and 2019 Annual Action Plan beginning in June 2019. 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.

DRAFT

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
1	Continuum of Care Homelessness Symposium	<ul style="list-style-type: none"> Continuum of Care members Stakeholders and other interested persons 	200 symposium attendees	<ul style="list-style-type: none"> Discussion of issues and needs affecting people at risk or experiencing homelessness National and local speakers on homelessness Solicitation of community input on needs and strategies 	None
2	Continuum of Care Focus Group	<ul style="list-style-type: none"> Continuum of Care members 	31 focus group attendees	<p>Needs identified by meeting participants include:</p> <ul style="list-style-type: none"> Affordable housing Rental assistance Housing and services for homeless youth (age 18-24) aging out of foster care Additional housing and services for veterans Housing for domestic violence survivors Assistance finding housing where rent can be paid using HUD funds because market rate housing is too expensive Transitional housing and childcare Childcare during non-traditional hours (24 hour weekend care) Mental health services More funding for case management 	None
3	Community Meeting #1	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents Housing and service providers Community development practitioners 	44 meeting attendees	<p>Needs identified by meeting participants include:</p> <p><u>Public Services</u></p> <ul style="list-style-type: none"> Affordable, high-quality childcare Transportation for low-income college students Emergency transportation/rideshare assistance (links to Uber and Lyft for funding, subsidized transportation, education about transportation options) Expanded summer youth voucher age limit 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
3	Community Meeting #1 (continued)			<p><u>Public Services (continued)</u></p> <ul style="list-style-type: none"> • Funding for housing-related legal services (foreclosure, equity theft) • Domestic violence/crime prevention • GED and employment services for youth (age 16-24) • Grant funding for security (i.e., gas station sliders) • Long-term case management / life coaching • Case management and health screenings for chronic diseases • Improved awareness of network of services provided <p><u>Economic Development</u></p> <ul style="list-style-type: none"> • Economic development in 30032 zip code (restaurants, hotels, large businesses hiring 20-30 people) • Job placement for youth ages 19 to 27 • Outreach to the Hispanic community • Increased economic development outreach <p><u>Infrastructure and Facilities</u></p> <ul style="list-style-type: none"> • Interior and exterior renovation at Peachcrest Boys and Girls Club • Renovate or rebuild Tucker Recreation Center • Renovate and expand Clarkston Community Center • International senior center for inclusion of Pan Asian, Latino, and African communities • Sidewalks on Glenwood Rd to Covington Highway • Sidewalks to schools and MARTA bus lines in Tucker, specifically Elmdale • Better lighting on Columbia Drive near Panthersville Road, Peachcrest Road, and Glenwood Road • Reduced speed limits on Columbia Drive 	

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
3	Community Meeting #1 (continued)			<p><u>Infrastructure and Facilities (continued)</u></p> <ul style="list-style-type: none"> • More crosswalk signage at Columbia Drive – High Hawk intersection • Drainage issues on Rainbow Drive • Expanded and improved sidewalks in Clarkston; improved walkability at train crossing • More identified crossings and ADA accessibility incorporated into sidewalks in Clarkston • Beautification of ramps • Youth farm/gardening opportunities; Agriculture microenterprises <p><u>Blight Concerns</u></p> <ul style="list-style-type: none"> • Image of the county; service stations, car shops, etc. are not in compliance • Focus on corridors and major intersections • Goal should be to keep the county clean and improve the image along commercial corridors • Formalize and promote clean-up initiatives at schools • Include faith-based groups, community members, stakeholders, businesses, etc. • Do routine pick-ups/clean-ups in the county • Discourage homeless people from standing in front of intersections; provide help to them 	

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
4	Community Meeting #2	<ul style="list-style-type: none"> • Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents • Housing and service providers • Community development practitioners 	19 meeting attendees	<p>Needs identified by meeting participants include:</p> <ul style="list-style-type: none"> • Urban agriculture programs to improve food access and provide youth entrepreneurship opportunities • Sidewalk infrastructure improvements, enhanced walkability, and improved ADA accessibility on Elmdale Drive, Idlewood, and Mountain Industrial Boulevard in Tucker • Alternative transportation through greenways/trails • Support to fill transportation gaps / overcome transportation barriers • LCI design standards applied throughout county • ADA integration into sidewalks, shopping, community buildings, etc. • Renovation to back parking area of Friends of Disabled Adults and Children (FODAC) facility • Affordable housing for people with disabilities, including mental disabilities • Preservation of affordable multifamily developments • Single-family home rehabilitation and code enforcement • Blight remediation with 1:1 redevelopment / replacement requirements • Rapid relocation for people displaced from housing due to redevelopment or increased rents • Housing as infrastructure – spend more on housing and less on infrastructure/facilities • Address poor conditions of investor-owned rental properties in South DeKalb • Small multifamily housing (triplex, four-plexes) 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
4	Community Meeting #2 (continued)			<ul style="list-style-type: none"> • Mixed-income, mixed-use developments • Housing that supports aging in place • Preservation of affordable housing on Buford Hwy • Affordable housing for refugees, including 3-4 bedroom units • Continued support of Cross Keys Sustainable Neighborhoods Initiative (CKSNI) • Adult literacy and workforce readiness programs • Senior services for immigrants; development of an International Senior Center • Legal services related to housing (fair housing, defense against aggressive investors, predatory lending, and home purchase scam) • Address rental barriers for people with criminal backgrounds 	
5	Housing and Community Needs Survey	<ul style="list-style-type: none"> • Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents • Housing and service providers • Community development practitioners 	100 survey participants	<p>Top needs identified by survey participants include:</p> <ul style="list-style-type: none"> • Street improvements • Neighborhood stabilization • Sidewalks • Youth centers • Health facilities • Services for abused or neglected children • Substance abuse services • Homelessness prevention and rapid rehousing • Employee training services • Permanent supportive housing • Fair housing services • Emergency shelter • Homeless outreach and assessment 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
5	Housing and Community Needs Survey (continued)			<ul style="list-style-type: none"> • Permanent housing • Transitional housing • Homeless centers • Sewers 	
6	Public comment period	<ul style="list-style-type: none"> • Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents • Housing and service providers • Community development practitioners 	TBD	TBD	TBD
7	Public hearing	<ul style="list-style-type: none"> • Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents • Housing and service providers • Community development practitioners 	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 2009-2013 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

According to the 2009-2013 5-Year American Community Survey, DeKalb County is the third largest county in the state of Georgia with a population of 700,308 residents and 264,496 households. DeKalb County experienced population growth of 5.2% between 2000 and the 2013 5-Year ACS estimates, however, many neighboring metro Atlanta counties are growing more quickly. Compared with faster rates of growth in neighboring Fulton (16.2%) and Gwinnett (40.4%) counties over the same period. The Atlanta Regional Commission forecasts continued population growth in each of these jurisdictions over the coming decades, with a forecast 2040 DeKalb County population of 874,424. Gwinnett is predicted to become the state's most populous county by that time (1.3 million residents), followed by Fulton (1.2 million residents) and Cobb County (885,062 residents) which is forecast to take DeKalb County's current place as the third most populous Georgia county.

Median household income in DeKalb County is estimated at \$50,856; higher than the state median of \$49,179, but lower than both Fulton and Gwinnett County. Median household income in DeKalb County increased slightly by approximately 3.5% between 2000 and 2013, however this increase lags significantly behind the 36.4% rate of inflation over the same interval.

Table 6 segments 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, 110,520 households in DeKalb County have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)), and together constitute nearly half (47%) of the county's households. Small family households comprise the largest portion (37%) of households with low or moderate incomes followed by households with seniors (26%) and households with young children (20%). Close to two-thirds

of households with young children and the majority (60%) of large family households have low or moderate incomes. Low- or moderate-income households exceed 40% in each of their respective household type subgroups.

For many low- and moderate-income households in DeKalb County, finding and maintaining suitable housing at an affordable cost is a challenge. Tables 7 through 12 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.

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).

Table 7 indicates a total of 90,913 households, approximately 39% of all households in DeKalb County, experience one of the listed housing problems. Data for households experiencing severe housing problems provided in Table 8 show 21% of all households (48,220 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 70% of all households with incomes under 80% HAMFI (HUD adjusted median family income) in the county experience cost burdens. Severe cost burdens affect 14,308 owners and 28,077 renters, or 38% 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 26,517 of the 36,785 households at that income level; an additional 3,274 households have a cost burden.

While the primary housing issue facing low- and moderate-income residents are related to affordability, there are other housing needs in the city. Approximately 2% of all households experience overcrowding

(or are doubled up) while 1% of all households have zero or negative (no) income. Less than 1% of all households reside in substandard housing or lack complete plumbing and kitchen facilities. Although these percentages pale in comparison to households with cost burdens, the total number of households experiencing problems other than cost burdens amounts to 11,213 or nearly 5% of all households in DeKalb County.

Outside these four HUD-defined housing problems, other important needs in the county are blight control and enhanced economic viability of neighborhoods (i.e. the colocation of affordable housing with employment centers and in proximity to fresh food sources and other retail and service opportunities).

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).

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2000	Most Recent Year: 2013	Percent Change
Population	665,865	700,308	5.2%
Households	249,339	264,496	6.1%
Median Income	\$49,117	\$50,856	3.5%

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

TABLE 6 - TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	36,785	31,050	42,685	23,720	99,125
Small Family Households	12,235	11,795	17,180	9,510	46,520
Large Family Households	4,419	3,604	3,815	1,982	6,059
Household contains at least one person 62-74 years of age	5,845	5,439	7,508	4,217	17,107
Household contains at least one person age 75 or older	2,974	3,132	3,476	1,888	5,207
Households with one or more children 6 years old or younger	8,673	6,880	6,804	3,174	8,850

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

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

TABLE 7 – HOUSING PROBLEMS TABLE

	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										
Substandard Housing - Lacking complete plumbing or kitchen facilities	308	123	243	105	779	184	60	153	110	507
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	418	575	213	150	1,356	4	47	24	0	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,865	849	728	214	3,656	109	292	307	148	856
Housing cost burden greater than 50% of income (and none of the above problems)	18,255	6,555	1,224	215	26,249	6,310	4,639	3,114	689	14,752
Housing cost burden greater than 30% of income (and none of the above problems)	1,400	9,440	10,210	1,770	22,820	1,273	3,329	7,810	3,467	15,879
Zero/negative Income (and none of the above problems)	2,729	0	0	0	2,729	1,255	0	0	0	1,255

Data Source: 2009-2013 CHAS

2. Housing Problems 2 (households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

TABLE 8 – 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	20,850	8,100	2,420	674	32,044	6,600	5,049	3,584	943	16,176
Having none of four severe housing problems	3,099	11,315	21,050	9,484	44,948	2,229	6,600	15,620	12,610	37,059
Household has negative income, but none of the other severe housing problems	2,729	0	0	0	2,729	1,255	0	0	0	1,255

Data Source: 2009-2013 CHAS



3. Cost Burden > 30%

TABLE 9 – 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	8,490	7,713	4,449	20,652	2,313	2,786	4,394	9,493
Large Related	3,384	1,939	654	5,977	497	763	651	1,911
Elderly	2,529	1,865	1,279	5,673	3,188	2,817	2,995	9,000
Other	7,605	5,539	5,349	18,493	1,785	1,833	2,972	6,590
Total need by income	22,008	17,056	11,731	50,795	7,783	8,199	11,012	26,994

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

TABLE 10 – 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	7,760	2,804	320	10,884	1,984	1,592	934	4,510
Large Related	2,880	374	25	3,279	458	368	89	915
Elderly	2,111	1,007	313	3,431	2,464	1,552	1,049	5,065
Other	7,285	2,549	649	10,483	1,575	1,170	1,073	3,818
Total need by income	20,036	6,734	1,307	28,077	6,481	4,682	3,145	14,308

Data Source: 2009-2013 CHAS

5. Crowding (more than one person per room)

TABLE 11 – 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	1,889	1,034	764	254	3,941	109	231	85	45	470
Multiple, unrelated family households	375	310	172	65	922	15	108	240	113	476
Other, non-family households	39	70	4	45	158	0	0	15	0	15
Total need by income	2,303	1,414	940	364	5,021	124	339	340	158	961

Data Source: 2009-2013 CHAS

TABLE 12 – 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								

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 25,083 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 nearly a third of all households experiencing cost burdens. The majority (73%) are renters and the remaining 26% are owners.

The distribution of single person households experiencing cost burdens is fairly even across income levels. 41% have very low incomes (0-30% HAMFI), 30% have low incomes (>30-50% HAMFI), and the remaining 29% have moderate incomes (>50-80% AMI). The distribution of single-person, owner households show contrasting patterns with the largest percentage (45%) of households with cost burdens falling under the moderate-income levels. Very low-income and low-income households comprise 27% and 28% of single-person, non-family households experiencing cost burdens.

More than half (14,301 households) of single-person, non-family households with cost burdens have housing costs that exceed 50% of their income. Renters and owners comprise 73% and 16%, respectively, of severely cost burdened households. Approximately 51% of households experiencing severe cost burdens are renter households and have incomes under 30% HAMFI. The proportion balloons to 69% when including the number of renter households with incomes under 50% HAMFI.

Table 11 provides data for single-person, non-family households that indicate only a small percentage (3%) experience problems with overcrowding. Similar to the distribution of households with cost burdens, renter households experiencing overcrowding outnumber owner 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 2009-2013 ACS estimates 65,866 disabled persons residing in DeKalb County, approximately 10% 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. 2009-2013 ACS estimates 23% of the disabled population fall below the poverty level of \$11,490 in 2013. In comparison, households with incomes below 30% HAMFI comprised only 16% of all households in DeKalb County, but accounted for 43% of all households experiencing one or more housing problems. Therefore, a larger proportion of low-income residents would likely indicate increased susceptibility to housing problems for disabled persons. Additionally, people with disabilities often face greater difficulty finding appropriate housing, given the scarcity of housing that is both affordable and accessible to people with disabilities.

The Women's Resource Center to End Domestic Violence (WRCDV) provides services to victims of domestic violence in DeKalb County. According to the 2017 Annual Report, the safehouse program administered by WRCDV housed 42 adult guests and 61 child guests. Furthermore, the Georgia Coalition Against Domestic Violence (GADV) reported a total of 6,022 victims of domestic violence were sheltered throughout the state in 2017. Service providers generally report 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 problems in DeKalb County regardless of tenure type are unaffordable housing costs. Over one-third of all households in DeKalb County experience housing cost burdens of which 92% are low- to moderate-income households. The proportion of low- to moderate-income households increases to 98% among households experiencing severe housing cost burdens. 54% of all households with incomes under 30% HAMFI experience severe cost burdens. Renter households are more likely to experience cost burdens compared to owner households within all income bands studied here except for households with incomes between 80% and 100% AMI, where cost burden affects more owners than renters.

In addition to CHAS data on housing cost burdens, housing affordability problems are found to be present in DeKalb County by other studies that use different datasets. 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, overcrowding and substandard housing are problems experienced by approximately 3% of all households in DeKalb County. Although 3% does not seem significant, it accounts for 7,229 households possibly living with severe housing problems.

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 30% HAMFI comprise 43% of all households experiencing one or more housing problems.

The number of renter households (5,012) that experience overcrowding is more than five times the number of owner households (931) with the same problem. Renters and owners with low to moderate income are also more likely to experience overcrowding. Households experiencing cost burdens skews heavily towards renters and low- to moderate-income households. 92% of all cost burdened households are comprised of households with low or moderate income of which 47% are households below 30% HAMFI. Renter households with incomes less than 30% HAMFI experiencing severe cost burdens is the largest subgroup (18,255 households) by a significant margin. The second largest subgroup (10,210 households) is comprised of renter households with incomes between 50% and 80% HAMFI experiencing cost burdens.

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.

According to the 2017 US Census data, 20% of DeKalb County residents are living at or below the poverty level. Nine out of ten of those residents are cost burdened, spending 30-50% of their income for housing, not including childcare, medical or transportation costs. Low wages, rising rental costs, and the scarcity of affordable housing for low- and extremely low-income households place vulnerable households at even greater risk for eviction or homelessness. Individuals and families at imminent risk and those who have experienced homelessness and are receiving rapid re-housing assistance often face a myriad of barriers including prior histories of homelessness or eviction, chronic physical or mental disabilities, poor credit, criminal histories, and limited access to additional education or job skills training. The greatest need of formerly homeless families and individuals receiving rapid re-housing assistance is the availability of standard housing that is affordable to households at or below 50% AMI.

For formerly homeless families and individuals nearing the termination of assistance, the top needs are for increased, sustainable income (earned and unearned); access to Social Security disability and other mainstream benefits; linkages to health, mental health, and legal services; access to affordable transportation and childcare; and ongoing 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. Over the last five program years (2014 through 2018), the County provided homelessness prevention for about 380 households at-risk 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 needs at that income level as a whole to identify any disproportionately greater needs. 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:

- Very low income – up to 30% of area median income (AMI) or \$25,750 for a family of four;
- Low income – 30 to 50% AMI or \$25,751 to \$39,850 for a family of four;
- Moderate income – 50 to 80% AMI or \$39,851 to \$63,750 for a family of four; and
- Middle income – 80 to 100% AMI or \$63,751 to \$79,700 for a family of four.

0% to 30% of Area Median Income

Out of a total of 36,775 very low-income households in DeKalb County, 30,150 (82%) have one or more housing problems. Black or African American households make up the majority of households experiencing one or more housing problems (65% or 19,700 households). White households make up 17% of very low-income households with one or more housing problems; Hispanic households make up 9%; and Asian households make up 6%. All of 20 households in the Pacific Islander subgroup experience one or more housing problems, meeting HUD’s definition of a disproportionately greater need.

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 TO 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	30,150	2,641	3,984
White	5,037	669	779
Black / African American	19,700	1,633	2,484
Asian	1,732	120	278
American Indian, Alaska Native	158	20	15
Pacific Islander	20	0	0
Hispanic	2,673	129	333

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

30% to 50% of Area Median Income

Of the 31,054 low-income (30-50% AMI) households in DeKalb County, 83% of households have one or more housing problems. About two-thirds (64%) of households in the low-income income category with one or more housing problems are Black/African American; 16% are white; 13% are Hispanic; and 5% are Asian. All of the 84 households in the American Indian/ Alaskan Native subgroup experience one or more housing problems, meeting HUD’s definition of a disproportionately greater need.

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 TO 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	25,925	5,129	0
White	4,019	1,998	0
Black / African American	16,489	2,368	0
Asian	1,365	317	0
American Indian, Alaska Native	84	0	0
Pacific Islander	0	0	0
Hispanic	3,445	373	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

50% to 80% of Area Median Income

Of the 42,689 moderate-income (50-80% AMI) households in DeKalb County, 56% of households have one or more housing problems. More than two-thirds (68%) of households in the moderate-income category with one or more housing problems are Black/African American; 19% are white; 7% are Hispanic; and 4% are Asian. The American Indian/ Alaskan Native subgroup has the highest percentage (75%) of households experiencing problems within this income group, exceeding HUD’s threshold to have a disproportionately greater need.

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 TO 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	24,040	18,649	0
White	4,619	3,582	0
Black / African American	16,279	12,194	0
Asian	1,040	828	0
American Indian, Alaska Native	75	25	0
Pacific Islander	0	0	0
Hispanic	1,611	1,623	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

80% to 100% of Area Median Income

Just under one-third (29%) of 23,707 middle-income households have one or more housing problems. A little over half (56%) of households in this income category with one or more housing problems are Black/African American; 34% are white; 5% are Hispanic; and 4% are Asian. There are no racial or ethnic groups that exhibit a disproportionately greater need according to HUD's definition.

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 TO 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	6,873	16,834	0
White	2,327	4,208	0
Black / African American	3,844	10,898	0
Asian	273	452	0
American Indian, Alaska Native	4	130	0
Pacific Islander	0	15	0
Hispanic	350	956	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2009-2013 CHAS

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.

For the very low- and low-income groups, white households were least likely to have a housing problem. At very low incomes, 78% of white households have a housing problem, compared to housing need rates that range from 81% to 85% for other racial groups (with the exception of the small number of Pacific Islander households, all of which were estimated to have a housing need). Similarly, at low incomes, 67% of white households have a housing problem compared to 81% of Asian households, 87% of African American households, and 90% of Hispanic households.

At moderate incomes (50-80% AMI), housing need rates were relatively similar for white, African American, Asian, and Hispanic households, ranging from 50% (for Hispanic households) to 57% (for Black/African American households). For the middle-income households, need rates for the county's four most populous racial and ethnic groups range from 26% for African American households to 38% for Asian households.

Across all income levels, the racial and ethnic groups that meet HUD’s definition of a disproportionately greater need have small numbers of households (with the 84 low-income American Indian/Alaska Native households being the largest). Among very low-income households, all 20 Pacific Islander households experienced housing problems. American Indian/Alaska Native households showed disproportionately greater need at both low- and moderate-income levels with 100% and 75%, respectively, of households experiencing problems. There are no racial or ethnic groups that are disproportionately affected by housing problems in the middle-income group.

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 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:

- Very low income – up to 30% of area median income (AMI) or \$25,750 for a family of four;
- Low income – 30 to 50% AMI or \$25,751 to \$39,850 for a family of four;
- Moderate income – 50 to 80% AMI or \$39,851 to \$63,750 for a family of four; and
- Middle income – 80 to 100% AMI or \$63,751 to \$79,700 for a family of four.

0% to 30% of Area Median Income

Out of a total of 36,762 very low-income households, 75% of households in DeKalb County have one or more severe housing problems. About two-thirds of households in this income category with one or more severe housing problems are Black/African American (66% or 17,980 households); 16% are white; 9% are Hispanic; and 6% are Asian. Pacific Islander households are the only racial and ethnic group to experience disproportionately greater needs, with all of the 20 households in this group estimated to have a severe housing problem. Hispanic households have the second-highest percentage of households with severe problems at 80%. For all other groups, rates of households with severe needs are between 67% and 76%.

TABLE 17 – SEVERE HOUSING PROBLEMS 0 TO 30% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	27,450	5,328	3,984
White	4,412	1,307	779
Black / African American	17,980	3,344	2,484
Asian	1,606	245	278
American Indian, Alaska Native	129	49	15
Pacific Islander	20	0	0
Hispanic	2,513	288	333

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

30% to 50% of Area Median Income

About two-in-five (42%) of the 31,064 low-income households in DeKalb County have severe housing problems. Sixty-two percent (62%) of households in this income category with one or more severe housing problems are Black/African American; 19% are white; 12% are Hispanic; and 5% are Asian. Only American Indian/Alaska Native households meet HUD’s definition of disproportionately greater need, with 60% of the 84 households in this subgroup experiencing one or more severe housing problems. For other racial and ethnic groups, the share of households with a severe housing need ranges from 37% for Asian households to 43% for African American households.

TABLE 18 – SEVERE HOUSING PROBLEMS 30 TO 50% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	13,149	17,915	0
White	2,457	3,527	0
Black / African American	8,118	10,759	0
Asian	619	1,054	0
American Indian, Alaska Native	50	34	0
Pacific Islander	0	0	0
Hispanic	1,607	2,212	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

50% to 80% of Area Median Income

Fourteen percent (14%) of the 42,685 moderate-income households experience severe housing problems in DeKalb County. About 59% of households in this income category with one or more severe housing problems are Black/African American (3,523 households); 24% are white; 9% are Hispanic; and 6% are Asian. The share of households with severe housing needs range from 10% (or 10 households for American Indians/Alaska Natives) to 19% (or 365 households for Asians). There are no indications of disproportionately greater needs of different racial and ethnic groups.

TABLE 19 – SEVERE HOUSING PROBLEMS 50 TO 80% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	6,004	36,670	0
White	1,451	6,736	0
Black / African American	3,523	24,974	0
Asian	365	1,503	0
American Indian, Alaska Native	10	90	0
Pacific Islander	0	0	0
Hispanic	558	2,692	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

80% to 100% of Area Median Income

Among the middle-income group, only 7% of all households experience severe housing problems. Just under one-half of households in this income category with one or more severe housing problems are Black/African American (45% or 733 households); 38% are white; 10% are Hispanic; and 7% are Asian. There are no racial and ethnic groups that exhibit disproportionately greater need and shares of households experiencing severe housing needs range from 5% for African American households to 16% for Asian households.

TABLE 20 – SEVERE HOUSING PROBLEMS 80 TO 100% AMI

Severe Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	1,617	22,094	0
White	609	5,938	0
Black / African American	733	14,014	0
Asian	120	612	0
American Indian, Alaska Native	0	134	0
Pacific Islander	0	15	0
Hispanic	155	1,151	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2009-2013 CHAS

Discussion

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 severe housing problems. An estimated total of 30,354 Black/African American households with incomes under 100% AMI have a severe housing need (or 35% of total Black/African American households at that income level. Forty-two percent of both Hispanic and Asian households with incomes under 100% AMI have a severe need (or 4,833 Hispanic and 2,710 Asian households). One-third of white households with incomes under 100% AMI have a severe housing problem (33% or 8,929 households).

There were only two racial or ethnic groups to experience disproportionately greater rates of severe housing need, as defined by HUD. Similar to data presented in NA-15, the number of households with severe housing problems that exhibited a disproportionately greater need is very small. One hundred percent (100%) of Pacific Islander households with incomes under 30% AMI have severe housing problems; however, there are only 20 households in this group. About 59% of 84 total American Indian/Alaska Native households in the low-income group experience severe housing problems and disproportionately greater need. Again, this is a very small portion of the 31,064 low-income households in the jurisdiction as a whole.

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 category of need 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 5% of households with no or negative income.

Housing Cost Burden

TABLE 21 – HOUSING COST BURDENS BY RACE AND ETHNICITY

Housing Cost Burden	Less than 30%	30-50%	More than 50%	No / negative income (not computed)
Jurisdiction as a whole	138,800	46,496	43,939	4,124
White	54,305	10,487	9,008	849
Black / African American	69,005	28,979	27,960	2,509
Asian	5,950	2,049	2,133	333
American Indian, Alaska Native	355	132	164	15
Pacific Islander	15	0	20	0
Hispanic	7,023	4,162	3,406	333
Share of Total Households by Race and Ethnicity				
Jurisdiction as a whole	59%	20%	19%	2%
White	73%	14%	12%	1%
Black / African American	54%	23%	22%	2%
Asian	57%	20%	20%	3%
American Indian, Alaska Native	53%	20%	25%	2%
Pacific Islander	43%	0%	57%	0%
Hispanic	47%	28%	23%	2%

Data Source: 2009-2013 CHAS

Discussion

Table 21 shows that approximately 39% of all households in DeKalb County are considered housing cost burdened. Black/African American households (56,939 households) make up the majority of the more than 90,000 cost burdened households in DeKalb County (63%).

White households are least likely to be housing cost burdened, with only 26% spending more than 30% of income on housing costs. Pacific Islanders are most likely to be housing cost burdened (57% of households), followed by Hispanic (52%), American Indian/ Alaskan Native (46%), and Black/African American (45%) households.

Among cost burdened households in DeKalb County, 20% are cost burdened by spending between 30% and 50% of their income on housing costs. Black/ African American households comprise the majority of cost burdened households spending between 30 and 50% of income on housing (28,979 households, or 62%). White households make up 23% of households spending 30-50% of income on housing costs; Hispanic households make up 9%; and Asian households make up 4%.

Households with housing costs that exceed 50% of household income are considered severely cost burdened. Nineteen percent (19%) of all households in DeKalb County experience a severe cost burden. Again, Black/African American households comprise the majority of these households (27,960 households, or 64%). White households make up 22% of households spending more than 50% of income on housing; Hispanic households make up 8%; and Asian households make up 5%.

Only 12% of white households spend more than half of their income on housing costs, while proportions of other racial and ethnic groups with severe cost burdens range from 20% to 25%.

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 two racial and ethnic groups have disproportionately greater needs relative to the needs of an entire income category. Across all categories and income levels, Pacific Islander and American Indian/Alaska Native households are the only groups to exceed the threshold to exhibit disproportionately greater need. All Pacific Islander households have incomes less than 30% HAMFI, experience housing problems, and are severely cost burdened. There are only 20 total Pacific Islander households in DeKalb County which skews the data to deviate from patterns found among other groups with larger sizes.

Although slightly larger than the Pacific Islander population, there is only a small number of American Indian/Alaska Native households in DeKalb County. American Indian/Alaska Native households with low- to moderate-income levels are disproportionately impacted by housing problem. All American Indian/Alaska Native households with incomes between 30% and 50% HAMFI experience one or more housing problems while 59% of the same group experience severe housing problems. American Indian/Alaska Native households with moderate also have housing problems and disproportionately greater needs.

While Black/African American households do not exhibit disproportionately greater needs relative to other groups, these households represent the greatest numbers of households with housing problems and cost burdens. White and Hispanic households also make up large numbers of households with problems and cost burdens.

Although not reflected in HUD's Comprehensive Housing Affordability Strategy (CHAS) data, Point-in-Time counts of the homeless population in DeKalb County indicates that Black/African Americans and people of multiple races are more likely to be homeless than other racial or ethnic groups. Black/African American residents make up 83% of the homeless population compared to only 54% of DeKalb County overall. People of multiple races comprise 4% of the homeless population compared to only 2% of the county's overall population. Section NA-40 discusses homeless needs by race and ethnicity in greater detail.

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

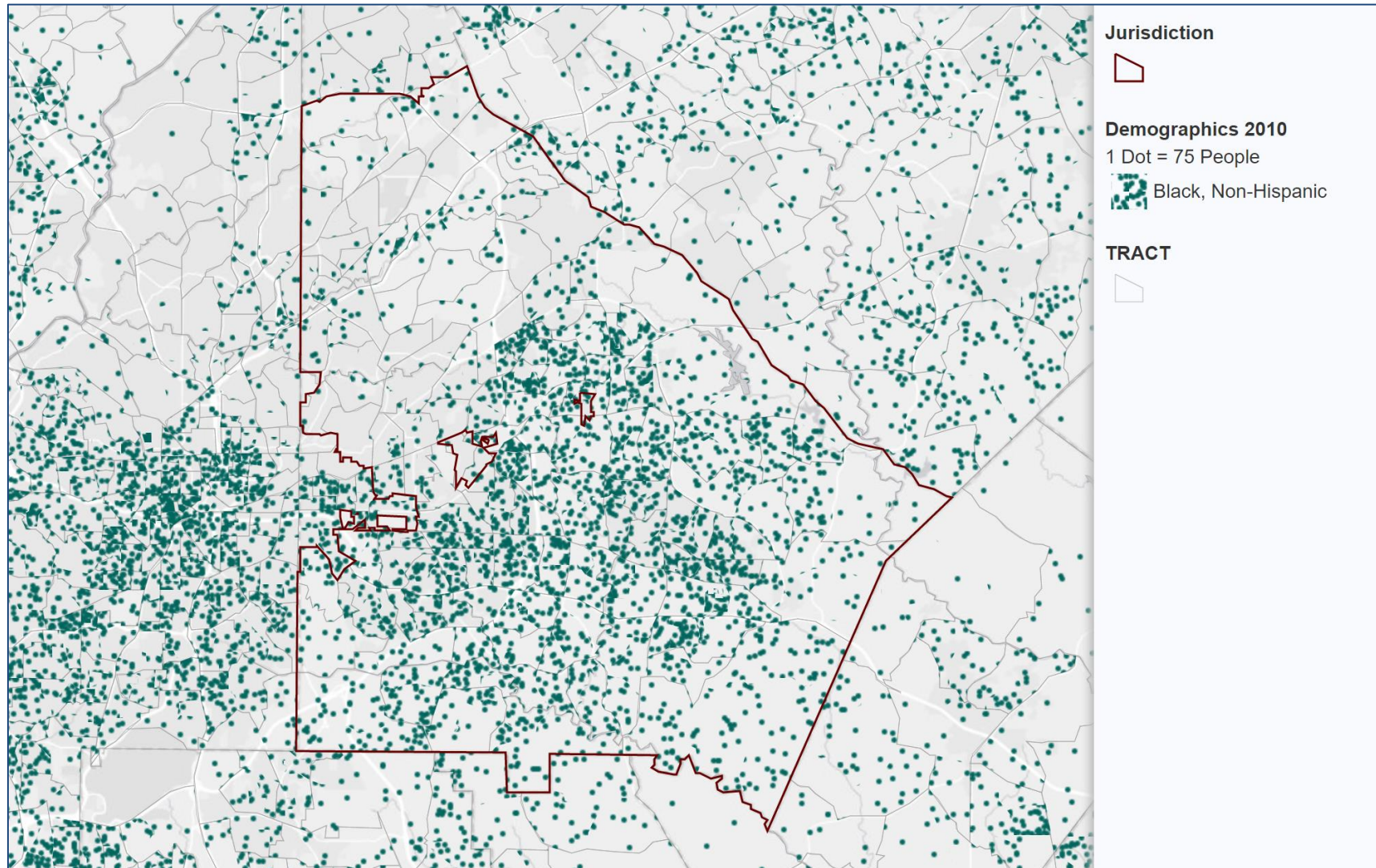
The maps that follow show the population distribution for racial and ethnic groups in DeKalb County. Black/African American residents make up large shares of the population located in central and southern DeKalb County, an area comprising about two-thirds of the county's land. This area is roughly bounded by Stone Mountain Freeway, north of which Black residents make up smaller shares of the population. The white population is more heavily concentrated in the northern portion of the county, particularly the northeast quadrant.

The northern tip of DeKalb County houses higher shares of Hispanic residents. These concentrations occur primarily along the Buford Highway corridor and stretch out past county boundaries to the northeast. The concentrations of Asian residents are not as strong and visible as Black and Hispanic populations, however, the majority of the Asian population in DeKalb County reside in the northern half of the county.

American Indian/Alaska Native residents make up a very low share of the County's population (less than 1% according to the 2013-2017 American Community Survey) are relatively evenly distributed throughout DeKalb County without any concentrations or clustering. Note that in Figures 1 through 4, each dot on the map represents 75 residents, while in Figure 5 each dot on the map represents only 5 American Indian/Alaska Native residents. This change was made so that the considerably smaller American Indian/Alaska Native population would be visible on the map.

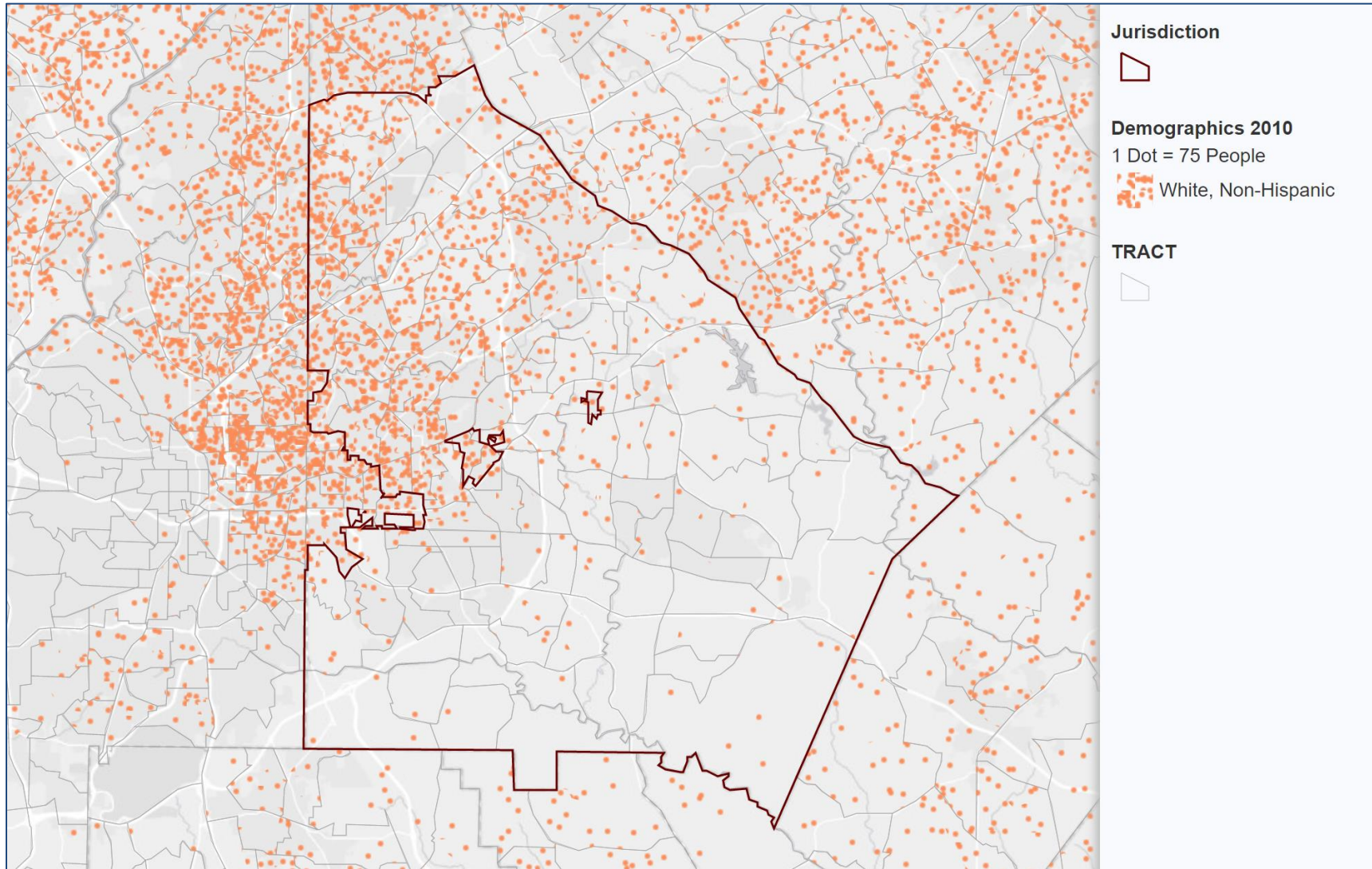
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FIGURE 1 – POPULATION BY BLOCK GROUP FOR BLACK, NON-HISPANIC RESIDENTS IN DEKALB COUNTY, 2010



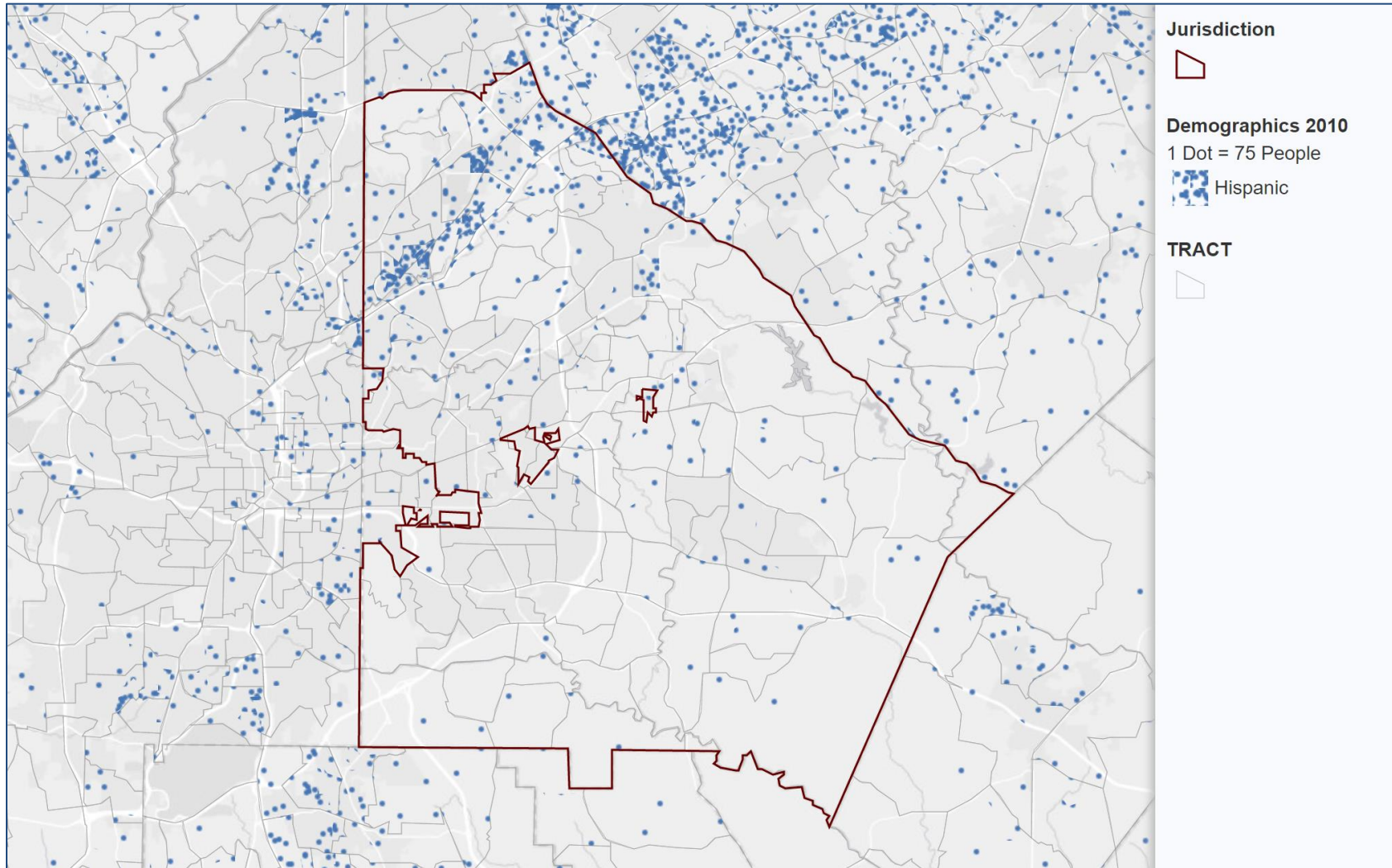
Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

FIGURE 2 – POPULATION BY BLOCK GROUP FOR WHITE, NON-HISPANIC RESIDENTS IN DEKALB COUNTY, 2010



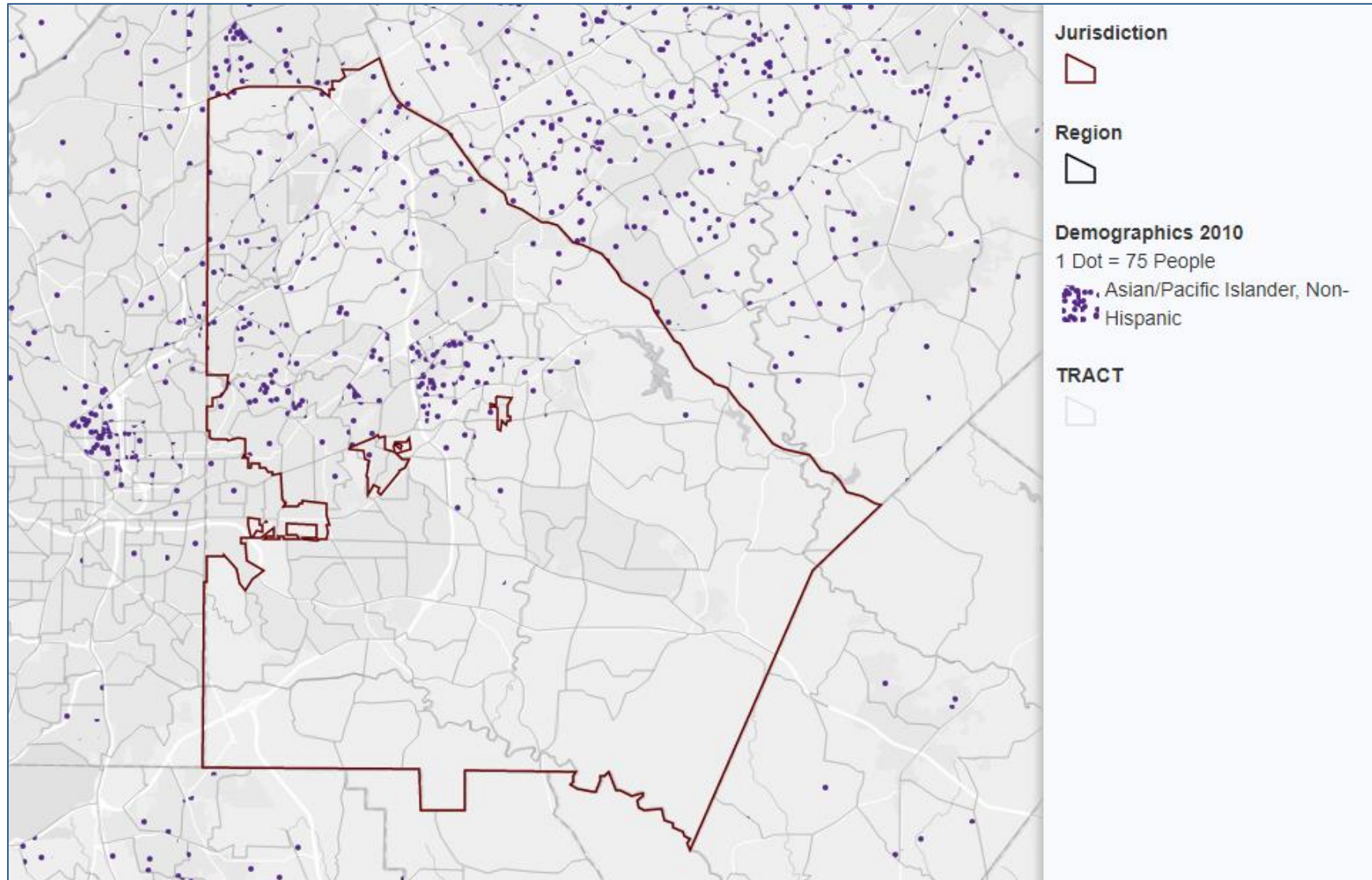
Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/afht/>

FIGURE 3 – POPULATION BY BLOCK GROUP FOR HISPANIC RESIDENTS IN DEKALB COUNTY, 2010



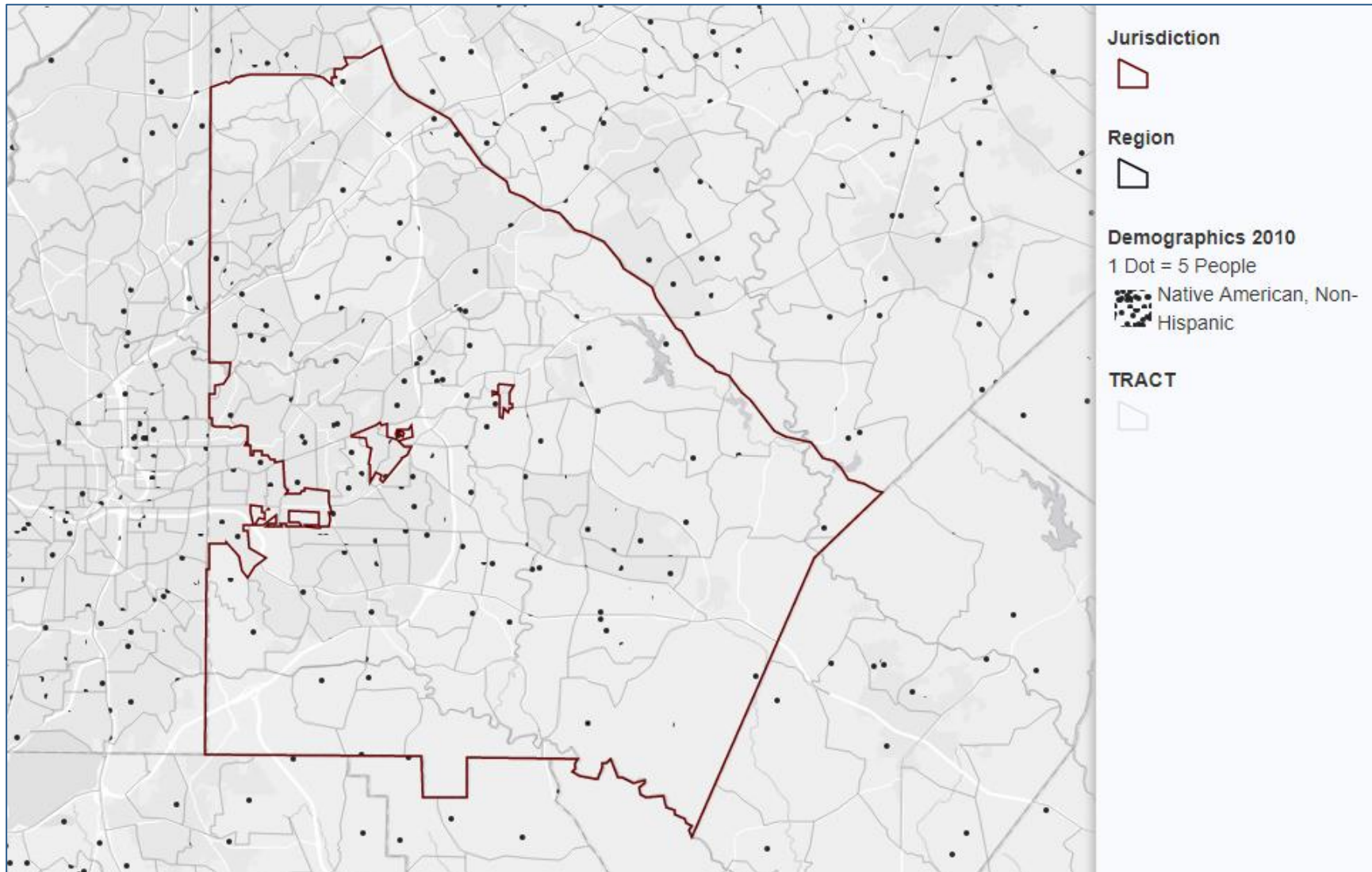
Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

FIGURE 4 – POPULATION BY BLOCK GROUP FOR ASIAN / PACIFIC ISLANDER RESIDENTS IN DEKALB COUNTY, 2010



Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

FIGURE 5 – POPULATION BY BLOCK GROUP FOR NATIVE AMERICAN RESIDENTS IN DEKALB COUNTY, 2010



Data Source: HUD AFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

NA-35 PUBLIC HOUSING – 91.205(B)

Introduction

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

PUBLIC HOUSING SUMMARY

	Units Available	Residents Served
Public Housing	814	1,778
Housing Choice Vouchers	6,133	19,067
Project Based Section 8	2,094	3,346
Section 202	352	369
Section 811	30	29
Total	9,423	24,589

Data Source: 2009-2018 Picture of Subsidized Households, <https://www.huduser.gov/portal/datasets/assthsg.html>

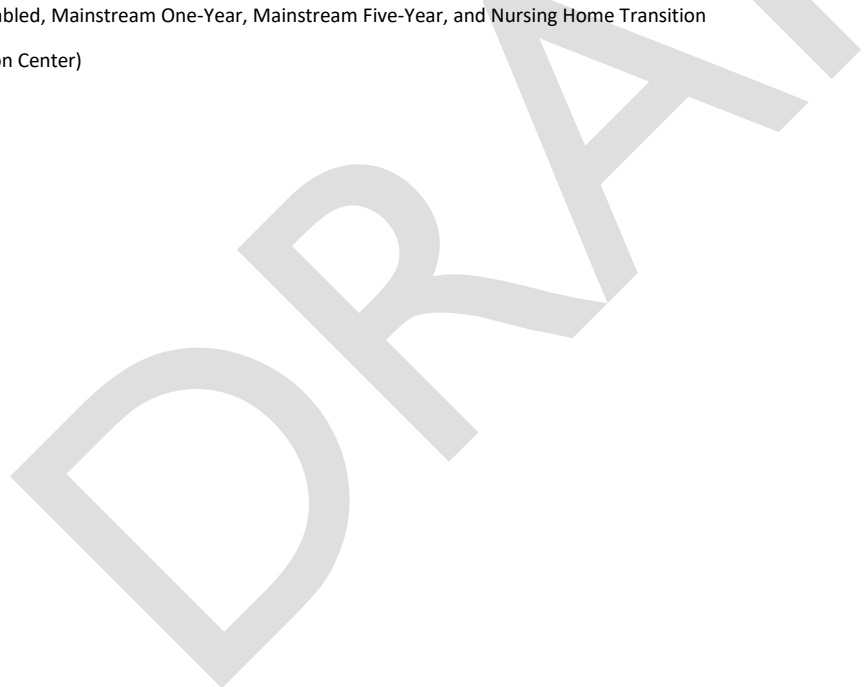
Totals in Use

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	262	5,698	102	5,080	308	135	0

***Note:** 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	Veterans Affairs Supportive Housing	Family Unification Program
Average annual income	0	0	12,883	10,770	8,693	10,575	12,634	8,173
Average length of stay	0	0	6	6	1	7	1	6
Average household size	0	0	2	2	2	2	1	4
# homeless at admission	0	0	0	0	0	0	0	0
# of elderly program participants (>62)	0	0	106	791	36	716	31	3
# of disabled families	0	0	42	1,076	12	923	127	10
# of families requesting accessibility features	0	0	262	5,698	102	5,080	308	135
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of domestic violence victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

TABLE 24 – RACE 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	Disabled*
White	0	0	29	144	5	115	19	3	0
Black/African American	0	0	199	5,416	83	4,844	287	131	0
Asian	0	0	34	116	14	102	0	0	0
American Indian/Alaska Native	0	0	0	15	0	12	2	1	0
Pacific Islander	0	0	0	7	0	7	0	0	0
Other	0	0	0	0	0	0	0	0	0

***Note:** 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

	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	10	61	1	44	11	3	0
Not Hispanic	0	0	252	5,637	101	5,036	297	132	0

*Note: 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.

The data from HUD PIH Information Center shows DeKalb County as having 262 public housing units in use within the county, 42 (16%) of which are held by a family containing one or more people with a disability; of the county's 5,698 voucher units, 1,076 (19%) are occupied by a disabled household. According to the HUD data, all 262 of the public housing residents and 5,698 voucher households captured in this reporting had requested units with accessibility features. As many people with disabilities live on limited incomes, often just a modest \$771/month SSI payment, there are few options for them other than public housing. Availability of additional units with accessibility features is the greatest need of this population.

Describe the most immediate needs of residents of public housing and housing choice voucher holders.

Current residents in public and other assisted housing units are most immediately in need of opportunities and supports to grow and attain a level of self-sufficiency. These supports include programs in areas such as job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education, and child educational enrichment.

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 housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction

Both general observation and Point-in-Time (PIT) Count data indicate that the number of homeless individuals in DeKalb County has increased since January 2018. Additionally, tracking from one of the major access points for the DeKalb County street population indicated that their month over month intake numbers quadrupled during 2018. Factors that may have influenced this increase in homelessness include the following:

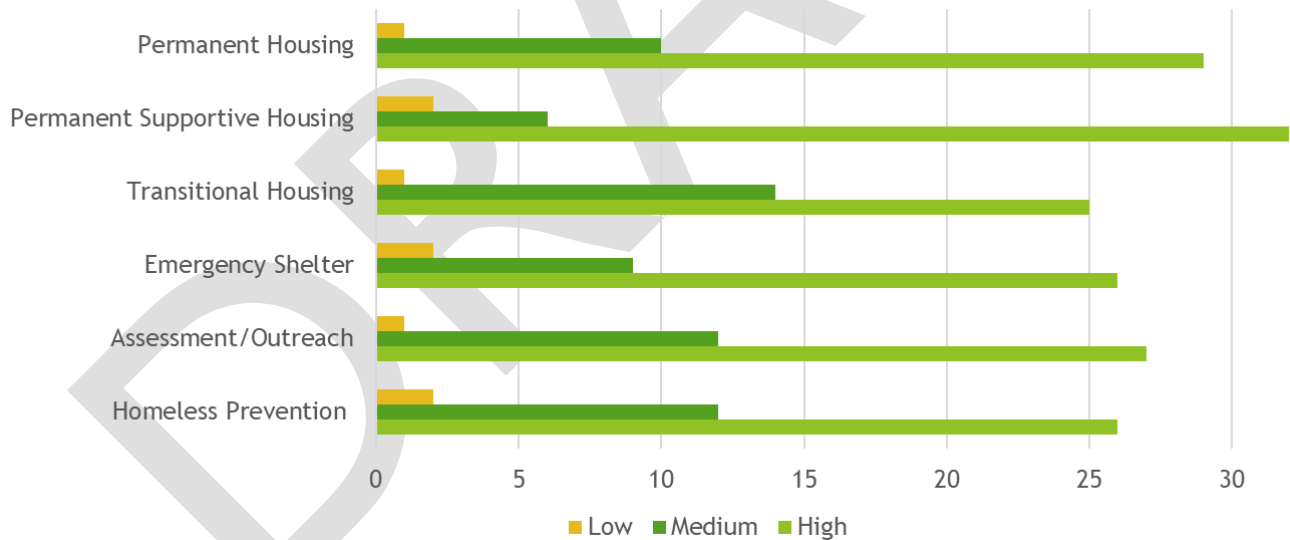
- The largest shelter in Georgia (physically located within the Atlanta City limits) closed. Outreach surveys of unsheltered individuals indicate that many of the homeless migrated from Atlanta.
- According to newspaper articles, earlier in 2019, the City of Atlanta conducted homeless sweeps of the downtown area. A large concentration of homeless individuals was located in the area of the sweep.
- In 2018, the Atlanta airport restricted access to terminals after 10:00 PM to employees and air travel

passengers. MARTA eliminated train access after 10:00 PM, as well. This limit in train access caused a shift to other locations. The Decatur and other MARTA stations in DeKalb County became a destination for homeless individuals who were formerly around the Atlanta Airport.

Housing and services for people who are homeless were consistently ranked as priority needs by community members who participated in the survey. Survey results indicate high levels of need for all homelessness services, including permanent supportive housing, permanent housing, assessment and outreach, homeless prevention (including financial assistance for needs such as food and utilities) and rapid rehousing, access to homeless and emergency shelters, transitional housing, wraparound services, and services for homeless youth and youth aging out of foster care. In particular, survey results ranked permanent supportive housing as the highest need for homelessness followed by permanent housing (see Figure 6). Survey participants emphasized the need for variety in homeless support services, ranging from rapid rehousing to permanent housing, to support homeless individuals and families in a variety of situations. Results also noted the need for cold weather planning for homeless individuals and families in the county.

Continuum of Care members identified housing and services for homeless youth aging out of foster care, mental health services, case management, and housing for veterans and domestic violence survivors as priorities.

FIGURE 6 – HOMELESS NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Results also suggest the need for additional services that support homeless populations, including mental and physical health services, childcare, workforce development, affordable housing, public assistance, and improved public transportation. In particular, there is a need for additional focus on low- and very low-income populations in planning for affordable housing (e.g., 30% AMI and below). Variety in housing types, including multifamily housing, is needed to provide housing options for a variety of income levels. With regard to public facilities, survey results prioritized health centers, homeless centers, and youth

centers. Childcare centers were also ranked as a high priority and are an important economic support for homeless families and families at risk of homelessness.

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.

Nature and Extent of Homelessness

DeKalb County’s 2019 Point in Time Counts indicate that 420 persons were homeless (sheltered and unsheltered) on a given night, including 111 children under the age of 18. Of these, 147 (35%) resided in emergency shelters, 76 were in transitional housing (18%), and 197 were unsheltered (47%).

TABLE 26 – DEKALB COUNTY 2019 POINT-IN-TIME HOMELESS COUNT

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of households	62	48	0	197	307
Total number of persons	147	76	0	197	420
Number of children (under age 18)	83	27	0	1	111
Number of persons age 18 to 24	0	1	0	10	11
Number of persons over age 24	64	48	0	186	298

Data Source: DeKalb County Continuum of Care 2019 Point-In-Time Count

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).

The median length of time homeless has declined in recent years. In 2017, the median length of homelessness for persons in emergency shelters and supportive housing was 53 nights, down from 77

nights in 2016. The median length of homelessness for persons in emergency shelters, supportive housing, and transitional housing was 82 nights, down from 117 nights in 2016.

TABLE 27 – LENGTH OF TIME PERSONS REMAIN HOMELESS

	Universe (Persons)		Average Length of Time Homeless (bed nights)			Median Length of Time Homeless (bed nights)		
	FY 2016	FY 2017	FY 2016	FY 2017	Difference	FY 2016	FY 2017	Difference
Persons in ES and SH	182	266	81	58	-21	77	53	-24
Persons in ES, SH, and TH	375	444	218	177	-41	117	82	-35

Note: This measures the number of clients active in the report date range across ES (emergency shelter), SH (safe haven) and then ES, SH, and TH (transitional housing) along with their average and median length of homelessness. This includes time homeless during the report date range as well as prior to the report start date, going back no further than October 1, 2012. This measure is of the client’s entry, exit, and bed night dates strictly as entered in the HMIS system.

Data Source: DeKalb County Continuum of Care

Of persons who exited homelessness to a permanent housing destination, 2 percent returned to homelessness in less than 6 months, 3% returned to homelessness from 6 to 12 months, 6 percent returned to homelessness from 13 to 24 months, and 11 percent returned to homelessness within 2 years.

Persons exiting homelessness from emergency shelters were most likely to see a return to homelessness in 2 years, with 18 percent returning to homelessness during a 2-year period. Persons exiting homelessness from street outreach were least likely to return to homelessness.

TABLE 28 – EXTENT TO WHICH PERSONS WHO EXIT HOMELESSNESS TO PERMANENT HOUSING RETURN TO HOMELESSNESS

	Persons who Exited to a Permanent Housing Destination (2 Years Prior)	Returns to Homelessness						Number of Returns in 2 Years	
		In Less than 6 Months		From 6 to 12 Months		From 13 to 24 Months		FY 2017	% of Returns
		FY 2017	% of Returns	FY 2017	% of Returns	FY 2017	% of Returns		
Exit was from SO	23	0	0%	0	0%	0	0%	0	0%
Exit was from ES	72	4	6%	6	8%	3	4%	13	18%
Exit was from TH	119	0	0%	0	0%	11	9%	11	9%
Exit was from SH	0	0	---	0	---	0	---	0	---
Exit was from PH	238	3	1%	7	3%	15	6%	25	11%
Total Returns to Homelessness	452	7	2%	13	3%	29	6%	49	11%

Note: This measures clients who exited SO (street outreach), ES (emergency shelter), TH (transitional housing), SH (safe haven), or PH (permanent housing) to a permanent housing destination in the date range two years prior to the report date range. Of those clients, the measure reports on how many of them returned to homelessness as indicated in the HMIS for up to two years after their initial exit.

Data Source: DeKalb County Continuum of Care

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

The 2019 Point in Time Counts estimate that 42 households with at least one adult and one child, including a total of 155 adults and children, were homeless on a given night. The majority of these families with children stayed in emergency shelters (116 adults and children), while some resided in transitional housing (39 adults and children).

TABLE 29 – DEKALB COUNTY 2019 POINT-IN-TIME HOMELESS COUNT: PERSONS IN HOUSEHOLDS WITH AT LEAST ONE ADULT AND ONE CHILD

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	31	11	0	42
Total number of persons	116	39	0	155
Number of persons under age 18	83	27	0	110
Number of persons age 18 to 24	0	0	0	0
Number of persons over age 24	33	12	0	45

Data Source: DeKalb County Continuum of Care 2019 Point-In-Time Count

A total of 1,158 families with children completed coordinated entry pre-screens:

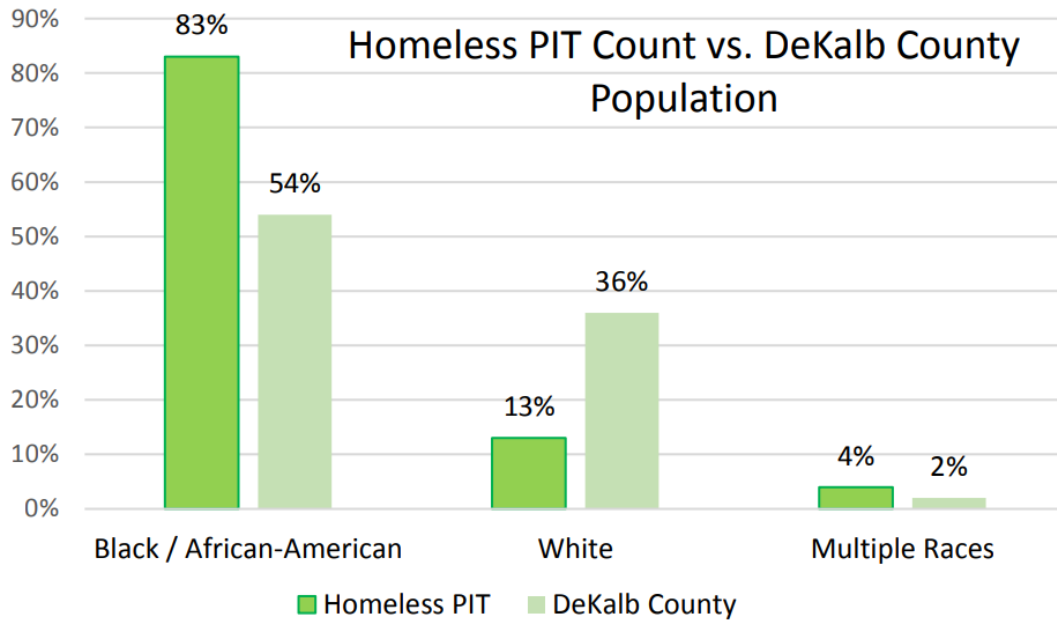
- 428 were literally homeless (317 request PH; 312 request ES)
- 156 were staying in hotel/motels self-pay, 114 requested ES or hotel/motel
- 270 were renting or owned a home and in need of prevention services
- 304 were staying with family/ friends

Of homeless families, 16 are veterans.

Describe the nature and extent of homelessness by racial and ethnic group.

As can be seen from the 2018 Homeless Point-in-Time Count, the rate of homelessness is skewed higher (over-represented) for people who are Black or African American and of multiple races as compared to the U.S. Census Bureau Data for the general DeKalb County population (see Figure 7). Thus, DeKalb County found similar results with data from across the country that Black or African American residents are largely overrepresented within the population experiencing homelessness.

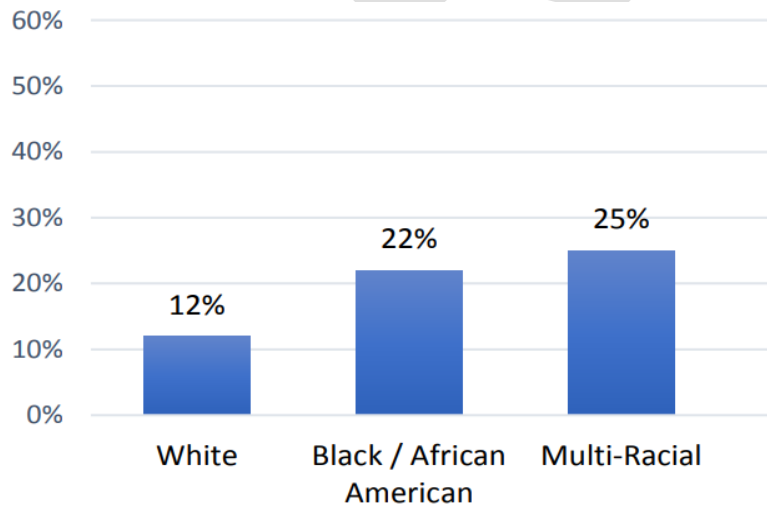
FIGURE 7 – DEKALB COUNTY HOMELESS PIT COUNT VERSUS DEKALB COUNTY POPULATION



Data Source: DeKalb County Continuum of Care

Often times, these inequities may be manifested in the distribution of wealth, power, and life opportunities afforded to people based on their race or ethnicity. According to the U.S. Census Bureau, the white population has the lowest rate of poverty in DeKalb County with American Indian / Alaska Native having the highest rate (see Figure 8). People living in poverty are at a higher risk of becoming homeless than those who are more financially stable.

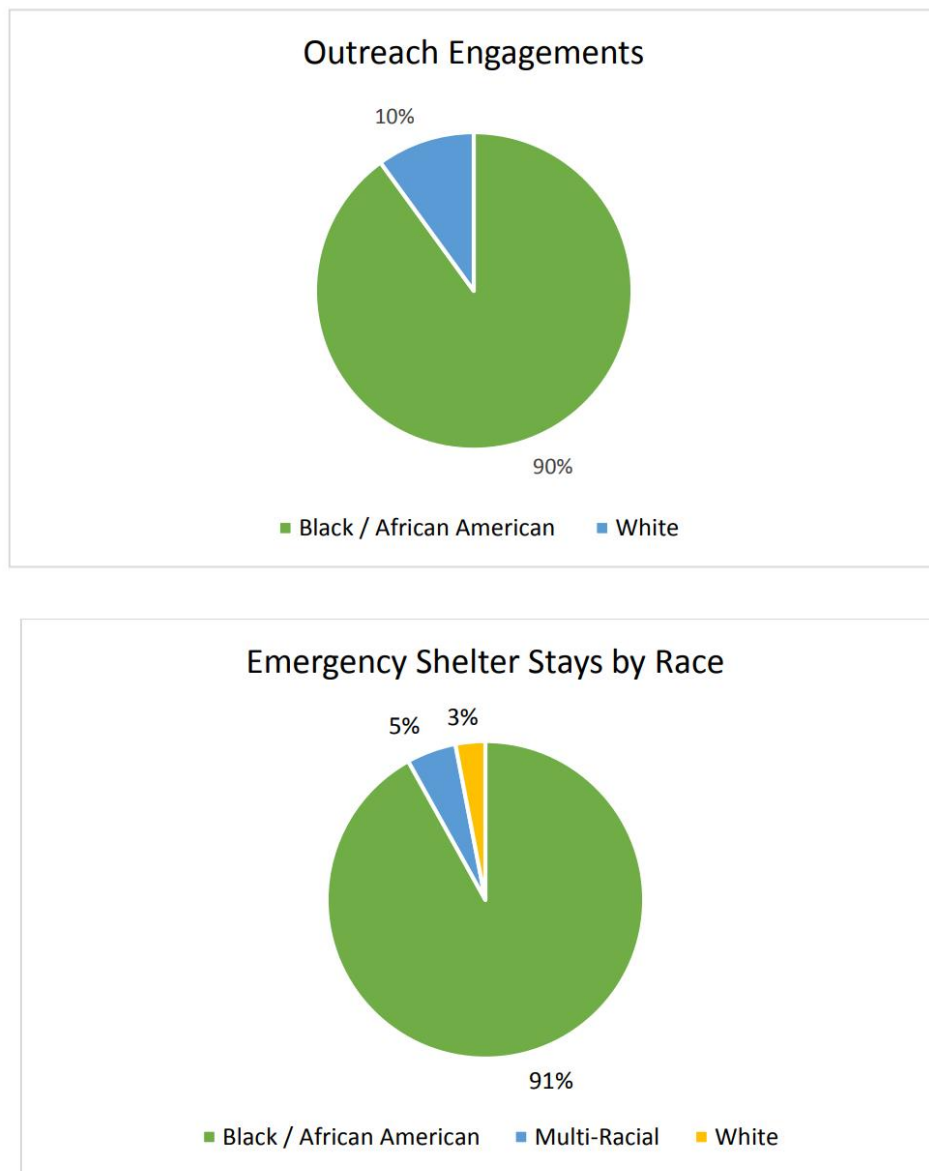
FIGURE 8 – BELOW POVERTY RATES BY RACE IN DEKALB COUNTY



Data Source: DeKalb County Continuum of Care

DeKalb County’s general population is majority Black / African American (54%). The homeless Point-In-Time count indicates that the majority of the homeless population are Black / African American (83%). Similarly, the majority of the population requesting services and housing via coordinated entry are Black / African American (88%). Additionally, the majority of people that outreach finds and engages on the street are majority Black / African American (90%) (see Figure 9). Thus, the majority of homeless people that DeKalb County permanently houses via rapid rehousing and permanent supportive housing are Black / African American (94%). Based on the data that the CoC has available, there does not appear to be evidence of racial disparity between homeless assistance need, provision and outcome.

FIGURE 9 – DEKALB COUNTY CONTINUUM OF CARE OUTREACH ENGAGEMENTS AND EMERGENCY SHELTER STAYS BY RACE



Data Source: DeKalb County Continuum of Care

The most recent (2019) Point-In-Time Count reveals similar trends: a high percentage of homeless adults and children in DeKalb County (359 of 420, or approximately 85%) are Black or African American. With regard to ethnicity, the large majority of homeless persons were non-Hispanic/ non-Latino (398 of 420, or about 95%).

TABLE 30 – RACE AND ETHNICITY OF SHELTERED AND UNSHELTERED HOMELESS PERSONS IN DEKALB COUNTY

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Homeless Persons by Race					
White	7	7	0	31	45
Black or African American	139	63	0	157	359
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Pacific Islander	0	0	0	0	0
Multiple Races	1	6	0	9	16
Homeless Persons by Ethnicity					
Non-Hispanic / Non-Latino	139	72	0	187	398
Hispanic / Latino	8	4	0	10	22

Data Source: DeKalb County Continuum of Care 2019 Point-In-Time Count

Describe the nature and extent of unsheltered and sheltered homelessness.

The 2016 and 2017 Point-In-Time Counts indicate that although the total count of sheltered and unsheltered homeless has remained relatively constant (473 in 2016 and 460 in 2017), both the number and percentage of unsheltered homeless persons has increased. Specifically, while the absolute number of homeless decreased from 2016 to 2017 (from 473 to 460), the percent of total homeless individuals that were unsheltered increased from 33.4% in 2016 to 40.2% in 2017. The number of sheltered homeless in the Point in Time Count declined from 315 in 2016 to 275 in 2017, while the number of unsheltered homeless increased from 158 in 2016 to 185 in 2017.

The 2019 Point in Time Counts indicate a continued decline in the total number of homeless persons (420, down from 460 in 2017) as well as a continued increase in the proportion of unsheltered homeless (47%, up from 40% in 2017) (see Table 26).

TABLE 31 – DEKALB COUNTY 2019 POINT-IN-TIME HOMELESS COUNT

	January 2016 PIT Count	January 2017 PIT Count	Difference
Total PIT Count of sheltered and unsheltered persons	473	460	-13
Emergency Shelter	101	99	-2
Safe Haven	0	0	0
Transitional Housing	214	176	-38
Total Sheltered Count	315	275	-40
Unsheltered Count	158	185	27

Data Source: DeKalb County Continuum of Care

Discussion

Overall, the data from the point in time counts indicate that while the numbers of homeless in DeKalb County have declined since 2016, the number of unsheltered homeless has remained relatively constant, leading to an increase in the proportion of unsheltered homeless in the county. The homeless population in DeKalb is primarily Black or African American and non-Hispanic. Notably, persons exiting homelessness to permanent housing were more likely to return to homelessness within two years if exiting from emergency shelters than from other housing situations.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

Introduction

This section discusses the characteristics and needs of persons in various subpopulations of DeKalb County who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

Describe the characteristics of special needs populations in your community.

According to the 2013-2017 ACS 5-year estimates, 7.6% of DeKalb County’s population is elderly (aged 65 to 74) while 4.4% is considered frail elderly (age 75 and over). A significant number of residents over the age of 65 (34.7%) have a disability. Within the County, 10.6% of all residents had one or more disabilities, including:

- Hearing difficulty – 2.2%
- Vision difficulty – 2.4%
- Cognitive difficulty – 4.4%
- Ambulatory difficulty – 5.9%
- Self-care difficulty – 2.3%

- Independent living difficulty – 5.4%

The senior population will continue to increase substantially in the next five years. The Atlanta Regional Commission estimates that by 2030, 1 out of every 5 residents of the Atlanta metro will be over age 60.¹ Affordable senior housing and the facilities to support these individuals are critical to meet the demand of this increasing population. Maintaining the level of services currently provided to this increasing senior population is something that will need to be addressed. With these programming facilities for seniors in place, the demand of other senior services, such as affordable housing, meals on wheels, transportation and housing rehab programs will increase substantially.

According to AIDSvu, a public health information and mapping tool backed by Emory University's Rollins School of Public Health, there are approximately 49,463 people in Georgia living with HIV.² In DeKalb County, the incidence of HIV is estimated at 1,167 cases per 100,000 people, equating to 8,590 DeKalb County residents living with the disease.

An annual survey sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older. In 2011, an estimated 20.6 million persons in the U.S. were classified with substance dependence or abuse in the past year (8.0 percent of the population aged 12 or older). Of these, 2.6 million were classified with dependence or abuse of both alcohol and illicit drugs, 3.9 million had dependence or abuse of illicit drugs but not alcohol, and 14.1 million had dependence or abuse of alcohol but not illicit drugs.³ Extrapolating these figures to DeKalb County's population, approximately 58,885 DeKalb residents age 12 or older may have a substance dependence or abuse disorder.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include access to healthcare; affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social services including counseling, case management, and other services and facilities; and safe streets and sidewalks.

According to the Atlanta Regional Commission's Regional Strategic Plan focused on aging, additional concerns for older adults and persons with disabilities may include inaccessible and unaffordable

¹ Atlanta Regional Commission. (2015). *Live beyond expectations: Regional strategic plan July 2015 - June 2020*. Retrieved from <https://atlantaregional.org/aging-health/aging-and-health-overview/>

² AIDSvu, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University (CFAR). <https://aidsvu.org/state/georgia/>.

³ Substance Abuse and Mental Health Services Administration, Results from the 2011 National Survey on Drug Use and Health: Summary of National Findings, NSDUH Series H-44, HHS Publication No. (SMA) 12-4713. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2012.

transportation; lack of awareness of services available; waiting lists for services; lack of housing options; inconsistent sidewalks, unsafe street crossings, lighting, and general public safety; and the “technological divide” for the small but critical population that does not have access to the internet. Needs include community development that is transparent, recognizes the aging population, and ensures access to healthcare, shopping, recreation and walkability/safety; transportation that is accessible, affordable and flexible; housing stock that is diverse, affordable, safe and not segregated; and access to information and services that is well-marketed.⁴ In particular, evidence-based services and support are needed for frail older adults, persons with disabilities, and persons with Alzheimer’s disease and dementia and their caregivers; long-term supports and services to help older adults and persons with disabilities remain in the community; opportunities for social engagement and health through senior centers; screening and treatment to appropriate behavioral health interventions for older adults and persons with disabilities; and expanded housing options near services that can support quality of life for persons of all ages and abilities.⁵ Persons with disabilities in particular often require accessible features and ground floor housing units and use of supportive/therapeutic animals.

Additional subpopulations have specific needs:

- Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators.
- Persons with criminal records and their families may be disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.
- Refugee populations will need assistance in becoming self-sufficient as the number of refugees entering the United States and DeKalb County continues. Programming and infrastructure to meet the needs of this low-income population will be necessary to ensure self-sufficiency, sustainability and growth. Refugee populations often need support with physical and mental health services, counseling, skills training, food and healthcare assistance, legal resources, and support in accessing available resources.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the eligible Metropolitan Statistical Area.

As described previously in this section, there are approximately 49,463 people in Georgia living with HIV. Of these, an estimated 8,590 are DeKalb County residents. Statewide data finds that men are far more likely to be living with the disease, making up more than three in four cases. More than 68% of Georgians living with HIV are Black, 19% are white, and nearly 7% are Latinx. HOPWA funds for the eligible Metropolitan Statistical Area including DeKalb are administered by the City of Atlanta.

⁴ Atlanta Regional Commission. (2015). *Live beyond expectations: Regional strategic plan July 2015 - June 2020*. Retrieved from <https://atlantaregional.org/aging-health/aging-and-health-overview/>

⁵ Ibid.

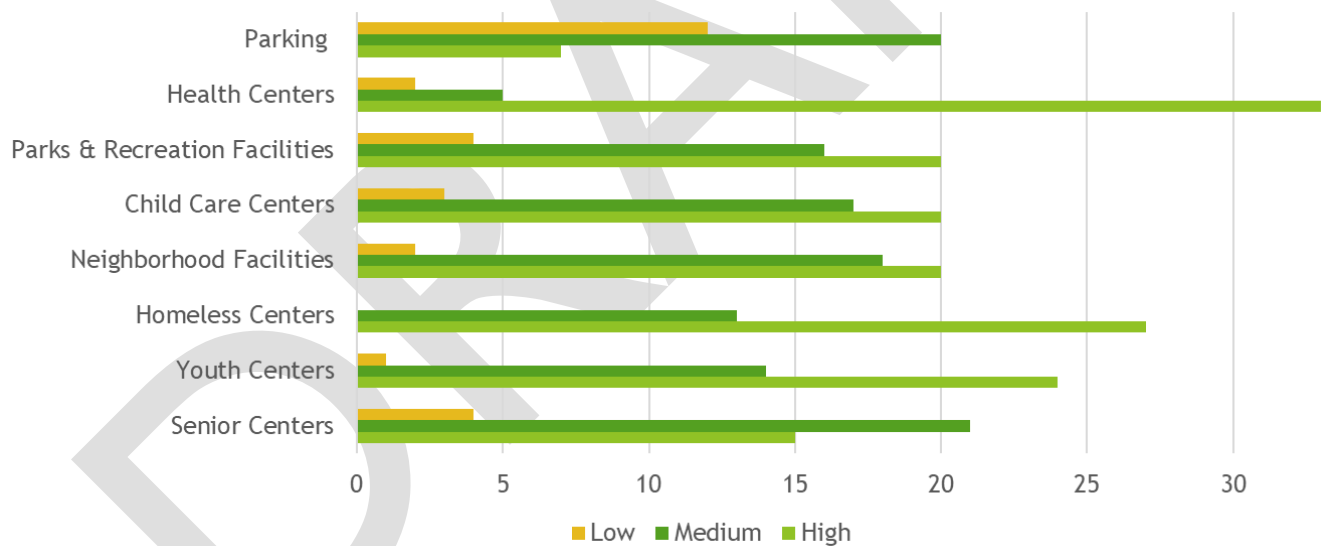
NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

Describe the jurisdiction’s need for public facilities.

Buildings and infrastructure open to the general public, whether owned by the government or by nonprofits, may be considered public facilities under the CDBG program. Through a community survey DeKalb County’s needs in this area were ranked as follows, with one being the highest priority:

1. Youth centers
2. Health care
3. Homeless centers
4. Parks and recreation facilities
5. Neighborhood facilities
6. Childcare centers
7. Senior center
8. Parking

FIGURE 10 – PUBLIC FACILITY NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Public facility needs identified in the County’s *2035 Comprehensive Plan* include:

- Additional neighborhood parks along with trails and green spaces throughout the county
- Special needs and senior housing
- School improvements through better communication with the school district

Priorities among other community plans include:

- Multimodal transportation (walking, bicycling, transit)
- Additional parkland and trails

- Civic space, particularly in town cores, such as city halls, community centers, etc.
- Additional or improved schools
- Arts facilities

How were these needs determined?

The public facility needs listed above were generated based on input from multiple stakeholders consulted through a community survey regarding public services.

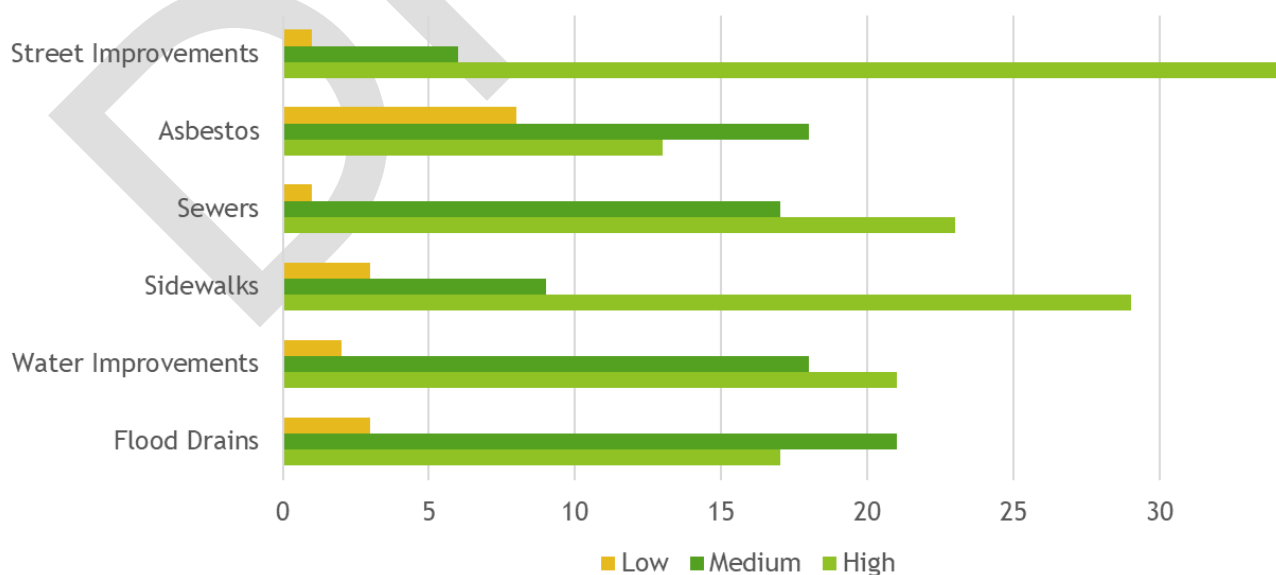
Needs were also determined based on a review of previous local and regional plans, such as DeKalb County’s *2035 Comprehensive Plan*, and Comprehensive Plans from communities that participate in the Service Delivery Strategy as outlined in the DeKalb County Comprehensive plan: Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stonecrest, Stone Mountain, and Tucker.

Describe the jurisdiction’s need for public improvements.

Public improvements include infrastructure and physical improvements to public facilities. DeKalb County’s needs in this area commonly were ranked as follows, with one being the highest priority, in the community survey:

1. Sidewalks
2. Street improvements
3. Sewers
4. Water improvements
5. Flood drains

FIGURE 11 – PUBLIC INFRASTRUCTURE NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Public improvement needs identified in the County's *2035 Comprehensive Plan* include:

- Preservation of green space
- Parks and trails
- Public transportation to accommodate high intensity uses
- Implementation of Best Management Practices (BMPs) to reduce pollution and accommodate stormwater runoff
- Sidewalks
- Improved infrastructure and aesthetics along major corridors
- Management and improvement of the transportation system
- Trees and landscaping along streets and other public property

Priorities among other community plans include:

- Sidewalk construction and maintenance
- Additional connectivity for street networks
- Park and trail improvements
- Stormwater and infrastructure capacity
- Parking management, particularly for downtowns

How were these needs determined?

The public improvement needs listed above were generated based on input from multiple stakeholders consulted through a community survey regarding public services.

Needs were also determined based on a review of previous local and regional plans, such as DeKalb County's *2035 Comprehensive Plan*, and Comprehensive Plans from communities that participate in the Service Delivery Strategy as outlined in the DeKalb County Comprehensive plan: Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stonecrest, Stone Mountain, and Tucker.

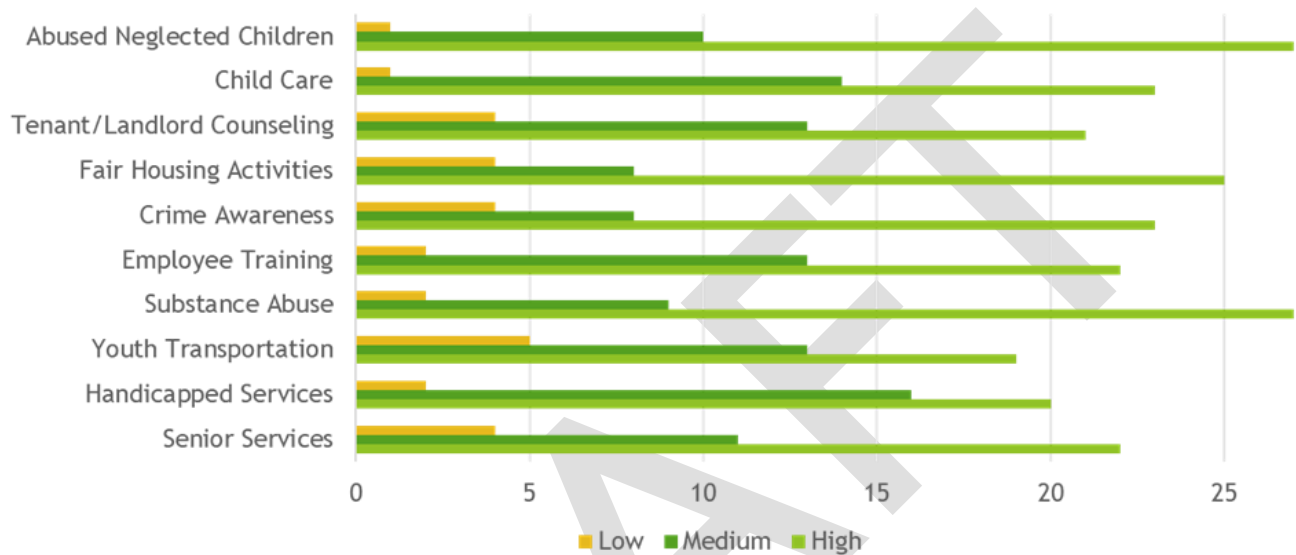
Describe the jurisdiction's need for public services.

Public services, such as case management, childcare, transportation assistance, job training, and programming for youth and senior centers, are important of a community development strategy; however, CDBG funds that can be allocated to such activities are limited to a cap of 15% of a grantee's annual award. DeKalb County's needs in this area commonly were ranked as follows, with one being the highest priority, in the community survey:

1. Abused and neglected children
2. Substance abuse
3. Employee training
4. Fair Housing activities
5. Crime awareness

6. Handicapped services
7. Senior services
8. Childcare
9. Youth transportation
10. Tenant/landlord counseling

FIGURE 12 – PUBLIC SERVICE NEEDS FROM THE 2019-2023 CONSOLIDATED PLAN CITIZEN INPUT SURVEY RESULTS



Public service needs identified in the County’s *2035 Comprehensive Plan* include:

- Intergovernmental coordination
- Senior services
- Transportation access to disadvantaged populations

Priorities among other community plans include:

- Senior services
- Youth services/councils
- Sharing information about services both with citizens and other communities

How were these needs determined?

The public service needs listed above were generated based on input from multiple stakeholders consulted through a community survey regarding public services.

Needs were also determined based on a review of previous local and regional plans, such as DeKalb County’s *2035 Comprehensive Plan*, and Comprehensive Plans from communities that participate in the Service Delivery Strategy as outlined in the DeKalb County Comprehensive plan: Avondale Estates, Brookhaven, Chamblee, Clarkston, Decatur, Doraville, Dunwoody, Lithonia, Pine Lake, Stonecrest, Stone Mountain, and Tucker.

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.

DeKalb County recently 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 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 2009-2013 Five-Year American Community Survey estimated that there are 268,111 housing units in DeKalb County, with an occupancy rate of 85% (Table 31). There are significantly more single-family units (64%) than multifamily (35%). The largest share of units are single-family detached structures (57%) and attached single units (townhomes) make up a much smaller share of the stock (7%). The largest share of multifamily units (19%) is found in medium-sized complexes (5-19 units). Large complexes account for 11% of DeKalb County homes, while units in small buildings – duplexes, triplexes, and fourplexes – account for only 5%.

There are an estimated 1,650 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 also concentrated in several mobile home parks.

As Table 32 shows, over half of DeKalb County households own their homes (55%), and just under half rent (45%). The homeownership rate is lower than the statewide homeownership rate of 63%. Nearly all owned-housing in DeKalb County has at least two bedrooms: 12% has two bedrooms and 87% has three or more bedrooms. Rental units tend to be smaller: over a quarter of units are studios or one-bedroom units (27%). The most common rental unit contains two bedrooms (40%), while a third (33%) of renters live in homes with three or more bedrooms.

Residential Properties by Number of Units

TABLE 32 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	Percent
1-unit detached structure	152,595	57%
1-unit, attached structure	17,895	7%
2-4 units	14,533	5%
5-19 units	52,240	19%
20 or more units	29,198	11%
Mobile Home, boat, RV, van, etc.	1,650	1%
Total	268,111	100%

Data Source: 2009-2013 ACS

Unit Size by Tenure

TABLE 33 – UNIT SIZE BY TENURE

Unit Size	Owners		Renters	
	Number	Percent	Number	Percent
No bedroom	268	0%	2,775	3%
1 bedroom	1,431	1%	25,840	24%
2 bedrooms	14,940	12%	42,005	40%
3 or more bedrooms	111,278	87%	34,897	33%
Total	127,917	100%	105,517	100%

Data Source: 2009-2013 ACS

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

The Housing Authority of DeKalb County (HADC) owns 13 multifamily rental communities containing 1,482 total units with another 583 under construction. HADC also develops and sells single-family housing and administers a housing bond program totaling 4,011 units, with 1,294 set aside for low-income. It manages a total of 6,250 vouchers, including 4,600 incoming portable housing vouchers and 4,650 allocated housing choice vouchers.

Within DeKalb County overall, there are 6 public housing developments containing 394 units. Additional assisted housing in the DeKalb County includes Low Income Housing Tax Credit (LIHTC) properties, properties supported by Project-Based Section 8 subsidies, and Housing Choice Vouchers. There are 1,653

Project Based Section 8 units in 12 developments, and there are currently 5,595 vouchers in use within the County. There are 385 other multifamily assisted housing in 11 developments.

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 over the next five years if their subsidies are not renewed. These primarily include properties with Section 8 contracts or assisted through HOME funds.

The study also estimated that an additional 17 properties with 1,997 affordable units are at risk of expiring over the next ten years 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 in the next 20 years 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 renters with incomes under 30% of HUD Area Median Family Income (HAMFI), affecting over twenty thousand households, or about 60% of the households in that income group. On the ownership side, about a quarter of all households in each income group faces a cost burden.

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 very 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 2009-2013 ACS data shows that there are 36,785 households earning less than 30% of AMI while DeKalb County currently contains only 3,916 total rental units affordable at this income level.

The *DeKalb County Affordable Housing Study* 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 33 shows, median home value in DeKalb County is estimated at \$163,000 according to 2009-2013 ACS data. Though this value has declined since 2000, this is likely a result of the Great Recession occurring during this time period. The median value throughout Georgia during the same time period was \$151,300. The median household income in DeKalb County, \$51,376, is higher than the statewide median of \$49,179. However, the median home value is 8% higher in DeKalb County than the state overall, while the median income is only 4% higher than the state overall. This difference between housing cost and wages indicates a likely shortage of affordable for-sale housing.

Based on 2009-2013 ACS data, median rent in DeKalb County is \$806, which is above the statewide median of \$733. About 67% of DeKalb County rental units cost between \$500 and \$999 a month, and 10% have rents under \$500 a month. Rental rates are \$1,000 or more for 23% of rental housing units.

The most acute housing need in DeKalb County is the availability of affordable rental housing. Only around 4% of renter-occupied housing units in DeKalb County were considered affordable to very low income households (less than 30% of area wide median income), though this share of the population accounts for 16% of total households. Based on available data for 2013, there was a gap of over 40,000 between the number of available affordable rental units and the number of low- and moderate-income renter households.

The data indicates that housing cost and housing affordability are the biggest challenges facing people with low to moderate incomes in DeKalb County. DeKalb County recently commissioned a study by Emory University professors to evaluate housing affordability. The *DeKalb County Affordable Housing Study* found that the major housing problem for low and moderate income households is housing affordability. Overall, approximately 40% of all DeKalb households had a housing affordability problem. Should current trends continue, it is possible that the housing market in DeKalb County will no longer be accessible for households with income below 50% of the area-wide median income and most households with income between 51 and 80% of AMI will be cost-burdened. Additional findings from this study are incorporated in this section.

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

Cost of Housing

TABLE 34 – COST OF HOUSING

Cost of Housing	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$192,200	\$163,000	(15%)
Median Contract Rent	\$749	\$806	8%

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

TABLE 35 - RENT PAID

Rent Paid	Number	Percent
Less than \$500	10,438	10%
\$500-999	70,822	67%
\$1,000-1,499	20,019	19%
\$1,500-1,999	2,599	3%
\$2,000 or more	1,609	2%
Total	105,487	101%

Data Source: 2009-2013 ACS

Housing Affordability

TABLE 36 – HOUSING AFFORDABILITY

Units Affordable to Households Earning	Renter	Owner
30% HAMFI	3,916	No Data
50% HAMFI	23,496	14,519
80% HAMFI	72,455	35,445
100% HAMFI	No Data	49,958
Total	99,867	99,922

Data Source: 2009-2013 CHAS

Monthly Rent

TABLE 37 –HOME AND FAIR MARKET RENTS FOR DEKALB COUNTY

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$873	\$898	\$1,031	\$1,344	\$1,651
High HOME Rent	\$851	\$898	\$1,031	\$1,260	\$1,386
Low HOME Rent	\$655	\$701	\$842	\$972	\$1,085

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 36 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 26,678 renters with incomes under 30% HAMFI, but only 3,916 rental units affordable at that income level are reported in Table 36. Thus, there is insufficient rental housing for households with very low incomes. At other income levels, there appear to be a sufficient number of renter units affordable to renter households at that income level. 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.

Turning to owners, there are an estimated 21,733 owner households with incomes at or below 50% HAMFI in DeKalb County, but Table 36 reports only 14,519 owner households affordable at that income level, suggesting a deficit of affordable owner-occupied units. At the next income levels there appear to be adequate affordable 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 \$1,031 without being cost burdened would require an annual wage of \$41,240. This amount translates to a 40-hour work week at an hourly wage of \$19.83, a 109-hour work week at minimum wage, or a 41-hour work week at the county’s average renter wage of \$16.28. To afford a three-bedroom unit at the FMR of \$1,344 would require an annual wage of \$53,760.

The *DeKalb County Affordable Housing Study* found biggest shortage of affordable housing 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?

Table 34 shows that median home value decreased by 15% from the 2000 Census to the 2009-2013 ACS, and median rent increased by 8%. While home values may have fallen within that period during the Great Recession, they have since recovered, and affordability has, in turn, decreased. More recent 2013-2017 ACS data indicates a median home value of 176,000. For rental units, the *DeKalb County Housing Affordability Study* found that a significant number of small, pre-1980 units were likely demolished between 2000 and 2015 and converted to higher income rentals. Should this trend continue, rents are likely to continue to increase.

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 37 above shows HUD Fair Market Rents and HOME rents for DeKalb County. The median contract rent of \$806 is below the fair market for rent for an efficiency housing unit. With about 76% 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%. 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 2009-2013 ACS estimates, about 29% of owner units and 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 4% of renter units have two or more selected conditions, and less than 1% has three conditions (110 units). For owners, around 1% of units have two conditions, and less than 1% have three conditions (45 units) These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing).

Age of housing reflects periods of development in DeKalb County. Owner units outnumber renter units by more than 20%. Renter units tend to be slightly newer than owner units. 49% of owner units were built after 1980, while 56% 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 1960 and 1979 (44% for owners and 41% for renters), and a much smaller share were built prior to 1950 (6% for owners and 3% 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.

Describe the jurisdiction’s definition for “substandard condition” and “standard condition but suitable for rehabilitation.”

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

There are an estimated 40,726 vacant housing units in DeKalb County. The County does not have counts of units that are substandard, substandard but suitable for rehabilitation, abandoned, or real estate owned (REO properties), as this would require evaluating units on a house-by-house basis. In general, however, units with more than one substandard condition and older units are more difficult to rehabilitate. A rough assessment of conditions can be made by considering housing age and absence of basic amenities.

Condition of Units

TABLE 38 - CONDITION OF UNITS

Condition	Owners		Renters	
	Number	Percent	Number	Percent
With one selected condition	37,475	29%	52,515	50%
With two selected conditions	770	1%	3,785	4%
With three selected conditions	45	0%	110	0%
With four selected conditions	0	0%	0	0%
No selected conditions	89,630	70%	49,070	47%
Total	127,920	100%	105,480	101%

Data Source: 2009-2013 ACS

Year Unit Built

TABLE 39 – YEAR UNIT BUILT

Year Unit Built	Owners		Renters	
	Number	Percent	Number	Percent
2000 or later	24,230	19%	21,765	21%
1980-1999	38,630	30%	36,750	35%
1950-1979	56,835	44%	43,260	41%
Before 1950	8,239	6%	3,683	3%
Total	127,934	99%	105,458	100%

Data Source: 2009-2013 ACS

Risk of Lead-Based Paint Hazard

TABLE 40 – RISK OF LEAD-BASED PAINT

Risk of Lead-Based Paint Hazard	Owners		Renters	
	Number	Percent	Number	Percent
Total units built before 1980	65,074	51%	46,943	45%
Housing units built before 1980 with children present	20,556	16%	9,536	9%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children Present)

Vacant Units

TABLE 41 - VACANT UNITS

Vacant Units	Number	Percent
For rent	15,480	38%
For sale	5,285	13%
Renter or sold but not occupied	3,182	8%
For seasonal, recreational, or occasional use	1,795	4%
Other vacancies	14,984	37%
Total	40,726	100%

Data Source: 2009-2013 ACS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdictions' housing.

Data regarding housing conditions indicates that 3,895 rental 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 431 renter 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.

The community survey indicated both single-family and multi-family rehabilitation as fairly high priorities. 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 in the near future be in need of some rehabilitation, given that 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.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint 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 40 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 20,556 owner-occupied units (or 16% of total owner-occupied housing) and 9,536 renter-occupied units (or 9% 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

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 housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

Totals Number of Units

TABLE 42 – 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	266	4,258	6	4,252	3,015	1,333	0
# of accessible units									

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

The Housing Authority of DeKalb County (HADC) no longer owns or operates any public housing, having converted or redeveloped all its public housing to create more flexible affordable housing opportunities, including 4,383 Housing Choice Vouchers. The City of Decatur Housing Authority (DHA) reports that it has undertaken the revitalization of all 312 of its assisted housing units (public housing and Section 8 PBRA) in the past few years. These redevelopments have vastly improved the quality of assisted housing in the community and include the revitalization of the Allen Wilson community to create 191 new units of public housing. DHA also has completed the redevelopment of Trinity Walk in two phases resulting in a total of 121 affordable units using Project Based Rental Assistance (PBRA). This is a nine unit increase over the previous unit totals of 112 units (88 at Gateway and 24 at Oakview). Additionally, the Atlanta Housing Authority operates four public housing developments within DeKalb County.

As stated above, the HADC does not provide any traditional public housing. The HUD PIC data in the above table represents a total of 266 public housing units within DeKalb County which includes DHA and Housing Authority of Lithonia units. The relatively small number of public housing units relative to the number of vouchers indicates a greater dependence on voucher programs to provide assisted housing opportunities within the county.

HUD's Real Estate Assessment Center 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. Inspection scores for DeKalb County public housing developments, as of 2019, are reported below:

Public Housing Condition

TABLE 43 - PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Housing Authority of the City of Decatur, Allen Wilson Phase III, 263 Robin Street	90
Housing Authority of the City of Decatur, Allen Wilson Terrace, 463 Electric Avenue	77
Housing Authority of the City of Decatur, Allen Wilson Apartments, 1480 Commerce Dr.	93
Housing Authority of the City of Decatur, Oliver House, 1450 Commerce Drive	83
Housing Authority of the City of Lithonia, 6813 Parkway Drive	74
Housing Authority of the City of Atlanta, East Lake Highrise, 380 E. Lake Blvd SE	96
Housing Authority of the City of Atlanta, Villages of East Lake I, 701 Hillside Village Drive	80
Housing Authority of the City of Atlanta, Villages of East Lake II, 110 Greenhaven Drive	72
Housing Authority of the City of Atlanta, Columbia Village, 18002 Anwar Trail	91
Metro Atlanta Average	86.4

Data Source: HUD Physical Inspection Scores

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

DHA currently has 289 physical public housing units in the Swanton Heights (98) and Allen Wilson I (40), Allen Wilson II (80), and Allen Wilson III (71) communities. DHA desires to redevelop the 98-unit Swanton Heights public housing community, which was constructed in 1969 and needs significant improvements. DHA is exploring several options that may include mixed finance development, demolition and disposition, and conversion to Project Based Assistance or Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program. If a RAD Conversion is completed, it is contemplated that the 98 Project Based Assistance or Project Based Vouchers would be located at the Swanton Heights community. This is consistent with the Agency Plan as the redevelopment is necessary and the location of the housing assistance would be supportive of the redevelopment.

DHA is seeking HUD approval to use capital funds for needed improvements at its mixed finance properties. The availability of capital funds for this purpose will make possible additional and necessary improvements to these public housing properties and to reduce the adverse effects of attempting to fund capital improvements from a diminishing operating budget within these communities.

Finally, DHA intends to sell a 2.88 acre portion of the Allen Wilson property and use the proceeds of the disposition to support the redevelopment of Swanton Heights and other eligible housing activities pursuant to program requirements.

There has been a large reduction in funding for affordable housing from the U.S. Department of Housing and Urban Development (HUD), and a lack of capital for affordable housing developers from financial institutions and investors has slowed down what public housing authorities (PHAs) can do. Additionally, PHAs do not have the funding for bond issues. Despite this, the Lithonia Housing Authority continues to search for avenues and partnerships for affordable housing development and for the rehabilitation of existing occupied publicly assisted units.

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

This section highlights organizations providing for the needs of homeless or potentially homeless persons in DeKalb County and summarizes the facilities available there. There are approximately 2,150 total beds offered for the homeless by multiple agencies in DeKalb County. These include both emergency and transitional beds for individuals and for families. Supportive services for homeless persons typically include case management and life skills training. Transportation and assistance dealing with alcohol and drug abuse and mental health issues are other common services available. The majority of homeless prevention efforts involve assistance with housing costs or counseling and advocacy.

The table below summarizes the number of beds and units that are available for people experiencing homelessness within DeKalb County.

Facilities and Housing Targeted to Homeless Households

TABLE 44 - 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)	139	0	187	253	0
Households with only adults	0	0	269	252	0
Chronically homeless households	0	0	0	0	0
Veterans	0	0	0	871	125
Unaccompanied youth	54	0	0	0	0

Data Source: Mosaic Community Planning research of DeKalb County homeless housing providers

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.

DeKalb County partners with Grady Hospital, St. Joseph's Mercy Care, DeKalb Community Services Board (CSB) and the Community Advance Practice Nurses to provide health and mental health services to the homeless. Providers and the County work with the Projects for Assistance in Transition for Homelessness (PATH) Team. This team provides outreach and is comprised of case managers, mental health workers, substance abuse counselors, specially trained police officers, and homeless service providers. The PATH team works with housing providers and street outreach workers to engage homeless persons and guide them to appropriate services.

DeKalb County also works closely with the WorkSource DeKalb and Goodwill Industries to provide resume writing, job training and employment services to the homeless and at-risk. DeKalb County will continue to work with program providers to increase the percentage of participants that receive mainstream benefits at program exit. DeKalb County will also continue to provide information and training to the service providers on how their staff can assist clients in accessing mainstream benefits.

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

DeKalb County works with its partners in the community to collaborate on projects to ensure that chronically homeless individuals and families are housed and provided necessary supportive services. The collaborating agencies will continue to coordinate funding and resources to make additional permanent housing beds available for the chronically homeless community. Efforts include increasing outreach to chronically homeless families and veterans and streamlining the assessment and referral process for HUD-VASH, SSVF, and other programs that serve homeless veterans.

In collaboration with the Continuum of Care the short-term plan is to decrease the number of homeless households with children and to continue to support and collaborate with successful, nationally recognized programs such as the DeKalb Kids Home Collaborative which was developed out of efforts of DeKalb HPRP funded agencies. PCCI assumes the task of placing families into appropriate permanent housing settings within the community while its partner homeless service providers focus on stabilizing clients with case management and other support services. This program was identified in a Department of Health and Human Services report as one of 13 best practices across the nation for linking human services to housing. In addition, Project Community Connections (PCCI) has an MOU with the DeKalb County and City of Decatur school systems to work with homeless school liaisons to accept referrals for housing assessment, and to provide housing location services, housing counseling services, budget assessment, connection to landlords, and monthly follow-ups. PCCI was recognized by the White House Champions of Change in the Fight Against Youth Homelessness. DeKalb County also provides funding to Chris 180. Chris 180 provides housing services to youth and young adults who are homeless and who may

be aging out of foster care. Housing includes case management with life skills training and job placement services.

The following facilities and services meet the needs of homeless individuals and families in DeKalb County:

Jerusalem House, Inc.

Jerusalem House is Atlanta's oldest and largest provider of permanent, supportive housing for homeless and low-income individuals and families affected by HIV/AIDS.

Decatur Cooperative Ministry, Inc.

Project Take Charge provides financial assistance with rent, utilities, and food, and financial education. The agency also provides emergency shelter and transitional housing.

Action Ministries, Inc.

Action Ministries Inc. is a nonprofit that provides an extensive network of community partners and volunteers with the tools and expertise to lead fellow Georgians out of poverty. By meeting basic needs of hunger relief, housing and education, Action Ministries removes barriers that prevent thousands of Georgians from breaking the cycle of poverty and realizing their potential.

Decatur-Area Emergency Assistance Ministry

Financial assistance for utilities, prescriptions, food, rent or mortgage. Limited geographical area served.

Salvation Army, Peachcrest Corps

Rent, mortgage, utilities (gas, electric, water), prescriptions for medicine (one per household).

Travelers Aid of Metropolitan Atlanta

Motel/hotel emergency shelter; transitional housing; emergency assistance; permanent supportive housing; services for victims of domestic violence; services for persons with HIV/AIDS.

Breakthru House

Long-term residential substance abuse treatment for women.

Atlanta Legal Aid

Advice, referrals, and legal representation in tenant-landlord disputes, employment cases, public benefits, consumer issues, education issues, and family law matters; Home Defense Program for mortgage- or foreclosure-related cases).

Caring Works, Inc.

Permanent housing with supportive services.

Center for Pan Asian Community Service

Foreclosure Prevention Counseling, pre-/post-purchase one-on-one counseling, 1st time homebuyer workshop, homeless prevention, credit/budget counseling.

CHRIS 180

Housing for youth age 18-24 and aging out of foster care. CHRIS 180 helps children, young adults, and families through mental health counseling, group homes for abused and neglected children in foster care,

adoption services, a Drop-In Center for homeless young adults, and a supportive housing program for single and parenting youth, ages 17-24, who are homeless or have aged out of the foster care system, and in home programs that strengthen families. Training is also provided for the broader community through the CHRIS Training Institute, with a focus on trauma-informed care.

Clifton Sanctuary Ministries

Shelter and transitional housing.

Community Advanced Practice Nurses

CAPN provides free primary healthcare, health education and mental health services.

DeKalb Community Service Board

Mental health services and permanent supportive housing.

Furniture Bank

Free household furniture to clients moving out of homelessness, living with HIV/AIDS, and fleeing domestic violence.

Hosea Feed the Hungry

Food pantry, rental and financial assistance, clothing closet.

Interfaith Outreach Home

Emergency shelter for families with children.

Living Room

Housing services (i.e., rent, utility, mortgage assistance), supportive housing and emergency lodging assistance for people with HIV/AIDS.

Nicholas House

Tenant Based Rental Assistance (TBRA) program for the homeless.

Oakhurst Recovery Program

Residential substance abuse treatment for men.

Our House

Free childcare and case management to homeless families.

Rebecca's Tent (formerly Shearith Israel Shelter)

Emergency shelter from November to March; meals, MARTA assistance, mailing address, laundry, computer use, social service referrals and weekly empowerment sessions.

Safe Haven Transitional

Housing for victims of domestic violence.

Refugee Family Services

Domestic Violence Prevention Project, providing crisis intervention and personal support for refugees, immigrants, undocumented residents, and US-born female clients.

PCCI

Rapid rehousing services for homeless persons.

3 Keys

Housing and supportive services for homeless, mentally ill, and low-income individuals.

St. Jude's Recovery Center

Intensive treatment for addiction and co-occurring mental health disorders including services such as intake and assessments, treatment planning, mental health treatment, life skills training, health and nutrition education, job readiness, medication management, individual and group counseling, 12-step education and groups, parenting education, continuing care, and family and children services.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

Introduction

This section describes the housing and social service needs of DeKalb County's special populations including the elderly, frail elderly, domestic violence victims, residents with diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis.

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, describe their supportive housing needs.

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include access to healthcare; affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social services including counseling, case management, and other services and facilities; and safe streets and sidewalks. In particular, survey results indicate the need for supportive services including support for abused and neglected children, substance abuse services, senior services, and handicapped services; infrastructure improvements, including streets and sidewalk improvements; and health centers.

Supportive housing services may include caregiver support (including evidence-based caregiver support programs), long-term supports and services, senior centers with a wide range of programming, behavioral health services, and access to transportation (including volunteer driving and other programs).

Persons with disabilities often require accessible features and ground floor housing units and use of supportive/therapeutic animals. Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators. Persons with criminal records and their families may be disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with

housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.

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

Supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment in order to prevent homelessness. Local service providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

DeKalb County non-homeless residents with HIV/AIDS are served through the city of Atlanta's participation in the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program. HOPWA funding provides housing assistance and related supportive services. HOPWA funds may also be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

The HOPWA program funds beds and supportive services for individuals dealing with substance abuse problems in a housing facility in Atlanta called the Progressive Hope House. The metro Atlanta HOPWA also provides Permanent Housing Placement Services that assist with security deposits and first month's rent in transitioning individuals from transitional housing to permanent housing, as well as Short-Term Rent, Mortgage, and Utility (STRMU) assistance. There are designated permanent housing facilities in stand-alone and scattered site facilities, including some specifically for physically frail individuals. The HOPWA program in metro Atlanta also includes home delivered meals for people living with symptomatic HIV/AIDS and legal services to assist with access to housing, employment and public benefits.

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)

DeKalb County will undertake several activities during the next year to address housing and supportive services needs for persons who are not homeless but have other special needs. These activities include:

- Homeless At-Risk Client Services Assistance – The Homeless Access Point activity will provide intensive case management for unusually difficult cases involving households or individuals who are homeless or at risk of becoming homeless.
- DeKalb Drug Court/Mental Health Court – The DeKalb County Drug Court (DCDC) is a two-year, judicially-supervised, high intensity drug treatment/alternative sentencing program. Participants are non-violent felony offenders whose criminal behavior was caused by drug addiction. Mental Health Court is a two-year supervised alternative treatment sentencing program for offenders with mental illness or co-occurring disorders. CDBG funds will be used to provide recovery residence scholarships for 27 drug court and 20 mental health court individuals at \$700 per month for three months.

- Furniture Bank of Metro Atlanta, Inc. – The Furniture Bank plans to provide free household furniture to people in need within DeKalb County. The majority of the clients impacted will be moving out of homelessness, living with HIV/AIDS, or fleeing domestic violence.
- Jerusalem House, Inc. – Jerusalem House provides permanent housing for those living with AIDS. Jerusalem House will provide an adult program, a family program serving mothers with HIV/AIDS and their children, and a scattered site program serving individuals with HIV/AIDS and their family members.
- Latin American Association, Inc. – The overarching goal of the LAA's program is to reduce or prevent poverty and homelessness. The program assists individuals and families to avoid homelessness by helping them take advantage of available opportunities and community resources designed to help them increase their economic, housing and family stability.
- Safe Haven Transitional, Inc. – DeKalb County CDBG funds will be used in support of transitional and emergency housing plus supportive services to DeKalb County women with or without children that are victims of domestic violence.
- St. Jude's Recovery Center– Funding for case management to low-to-moderate income households that occupy the HOME funded multi-family housing development. These families may be formerly homeless or have one or more family of the household with a disability or substance abuse issue.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

Describe any 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).⁶ Taken together, four in ten county residents face a housing affordability challenge. These challenges are due to a variety of factors, including:

- Median household incomes not keeping pace with rising housing costs;
- Housing in high opportunity locations (i.e. near job centers and other community amenities) is expensive; and
- Insufficient supply of subsidized or otherwise affordable housing units;
- Neglect and disrepair of residential property in parts of DeKalb County leads to blight conditions and to the eventual need for demolition of unsafe structures.

⁶ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

Median household income in DeKalb County is estimated at \$50,856 as of the 5-year 2013 ACS estimates. While that represents a growth of 3.5% since 2000, inflation and housing costs have escalated far more steeply. The rate of inflation over this same period was 36.4%, meaning that while household incomes have gradually increased, households' purchasing power is declining, causing housing to become a larger share of household expenses.

A 2017 report by the Atlanta Regional Commission studied the mismatch between the locations of job centers and affordable housing across the metro Atlanta area and found that living near a major center of employment is typically quite expensive.⁷ The regional job centers located in DeKalb County (Perimeter Center and Emory) hold significant numbers of jobs, yet the surrounding communities are also home to some of the County's most expensive housing. Household incomes in these surrounding communities also tend to be higher, so the residents in proximity to major job centers may not be significantly cost burdened. Conversely, this means that the areas of the county not proximate to job centers, while having home prices that are lower, also display higher incidences of cost burden because incomes are also lower. Thus, as the study points out, "incomes are a key driver of determining affordability, regardless of housing prices."⁸

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

In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed.⁹

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

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

⁷ "Regional Snapshot: ARC Employment Centers: Core Locations for Jobs, not for Affordable Housing", Atlanta Regional Commission, October 2017.

⁸ Ibid.

⁹ Ibid.

blight remediation efforts as part of an economic development strategy. Zoning codes and strong code enforcement can prevent and remove blight, thereby making the community more attractive to residents and businesses.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

Introduction

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Business Activity

TABLE 45 - 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	306	125	0	0	0
Arts, Entertainment, Accommodations	31,337	22,052	13	10	-3
Construction	6,857	8,868	3	4	1
Education and Health Care Services	42,481	57,567	18	26	8
Finance, Insurance, and Real Estate	17,638	8,941	7	4	-3
Information	10,845	8,372	5	4	-1
Manufacturing	13,487	12,190	6	5	0
Other Services	7,128	7,582	3	3	0
Professional, Scientific, Management Services	28,848	19,650	12	9	-3
Public Administration	0	0	0	0	0
Retail Trade	29,148	30,388	12	14	1
Transportation, Warehousing, Utilities	13,339	17,762	6	8	2
Wholesale Trade	12,125	12,298	5	6	0
Total	213,539	205,795	--	--	--

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

TABLE 46 - LABOR FORCE

Total population in the civilian labor force	343,481
Civilian employed population 16 years and over	302,730
Unemployment rate	12%
Unemployment rate for ages 16-24	38%
Unemployment rate for ages 25-65	8%

Data Source: 2009-2013 ACS

TABLE 47 – OCCUPATIONS BY SECTOR

Occupations by Sector	Number
Management, business, and financial	76,875
Farming, fisheries, and forestry	14,504
Service	30,237
Sales and office	74,260
Construction, extraction, maintenance, and repair	17,523
Production, transportation, and material moving	13,460

Data Source: 2009-2013 ACS

Travel Time

TABLE 48 – TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	131,940	47%
30-59 Minutes	115,855	41%
60 or More Minutes	33,035	12%
Total	280,830	100%

Data Source: 2009-2013 ACS

Education

TABLE 49 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION AGE 25 TO 64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	22,505	3,724	14,355
High school graduate (includes equivalency)	48,115	8,110	20,670
Some college or associate degree	72,510	9,864	19,075
Bachelor's degree or higher	117,100	6,063	17,305

Data Source: 2009-2013 ACS

TABLE 50 - EDUCATIONAL ATTAINMENT BY AGE

Educational Attainment	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–64 yrs.	65+ yrs.
Less than 9th grade	2,054	6,216	6,207	6,175	4,978
9th to 12th grade, no diploma	9,345	7,319	5,408	9,223	6,187
High school graduate, GED, or alternative	18,119	20,455	18,575	37,870	16,479
Some college, no degree	24,390	22,384	18,680	35,105	10,787
Associate degree	2,060	6,290	7,365	11,755	2,890
Bachelor's degree	6,213	28,380	22,280	35,120	10,043
Graduate or professional degree	548	14,479	15,083	25,330	9,823

Data Source: 2009-2013 ACS

TABLE 51 – MEDIAN EARNINGS IN THE PAST 12 MONTHS BY EDUCATIONAL ATTAINMENT

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$16,423
High school graduate (includes equivalency)	\$24,447
Some college or associate degree	\$31,549
Bachelor's degree	\$50,672
Graduate or professional degree	\$66,679

Data Source: 2009-2013 ACS

Based on the business activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community.

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.

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

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.

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.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

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

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are many census tracts with a concentration of housing problems scattered throughout DeKalb County. Census tracts with high percentages of households with housing burdens are found in areas south of Covington Highway in south DeKalb. Several census tracts within Interstate 285 and south of Memorial Drive and Glenwood Road exhibit high percentages of households with housing problems. Similarly, over half of the households in the census tracts that comprise the city of Clarkston have housing problems. In the northern tip of the county, census tracts with high proportions of households with housing problems are concentrated along Buford Highway. The proportion of households with problems in the census tract that contains Emory University is also high, but the data is most likely impacted by the student population in the area.

Census tracts where more than 40% of households have a housing need are generally located in areas of the county that are predominantly populated by Black or Hispanic residents. Although the population of the county as a whole is majority Black, Figure 13 shows strong patterns of disproportionate representation of Black and Hispanic populations in census tracts with high proportions of households with housing problems. Many of these census tracts are in the southwest half of the county, although there are also three tracts in the northern portion of the county where more than 50% of households have a housing need. With greater accessibility to transportation and job centers, the availability of affordable housing in northern DeKalb County is crucial, particularly in areas where market rate housing is unaffordable to low- or moderate-income households.

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

Geographic patterns for people of color residing in DeKalb County are shown in Figure 11. Concentration is defined as a census tract in which more than 50% of residents are people of color. There are many census tracts where the majority of residents are racial and ethnic minorities. It is difficult to discern from the map all census tracts where the majority of residents are racial and ethnic minorities. However, there are strong, visible concentrations that indicate areas where racial and ethnic minority residents comprise the majority.

Black residents make up large shares of the population located in central and southern DeKalb County, an area comprising about two-thirds of the county's land. Most of the census tracts located in this large region exceed 50% of racial and ethnic minority residents. This area is roughly bounded by Stone Mountain Freeway, north of which Black residents make up smaller shares of the population. The northern tip of DeKalb County houses higher shares of Hispanic residents. These concentrations occur primarily along the Buford Highway corridor and stretch out past county boundaries to the northeast. The concentrations of Asian residents are not as strong and visible as Black and Hispanic populations, however, the majority of the Asian population in DeKalb County reside in the northern half of the county.

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty (RECAP) where more than one-half of the population are people of color and the individual poverty rate is over 40%. There are eight RECAP census tracts in DeKalb County, most of which are located in areas along Interstate 285 and generally bounded by East Ponce de Leon Avenue to the north and Interstate 20 to the south.

Specifically, RECAP designated census tracts 220.10, 220.08, 221.00 are located in and around the city of Clarkston and Scottdale neighborhood. Within close proximity, there are three contiguous census tracts (231.08, 231.12, 231.15) south of Memorial Drive and north of Glenwood Road that are also designated as RECAP tracts. Further south, there is one RECAP designated census tract (235.04) bound by Candler Road, McAfee Road, Shoal Creek, and I-285.

Census tract 214.09 is the one RECAP designated in the northern region of the county is located between Interstate 85 and Buford Highway, further removed from the RECAP tracts along I-285. Higher proportion of Hispanic residents compared to other RECAP tracts.

HUD also identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. DeKalb County has 180 block groups where the majority of households have low or moderate income. These block groups comprise approximately 46% of all block groups in the county.

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

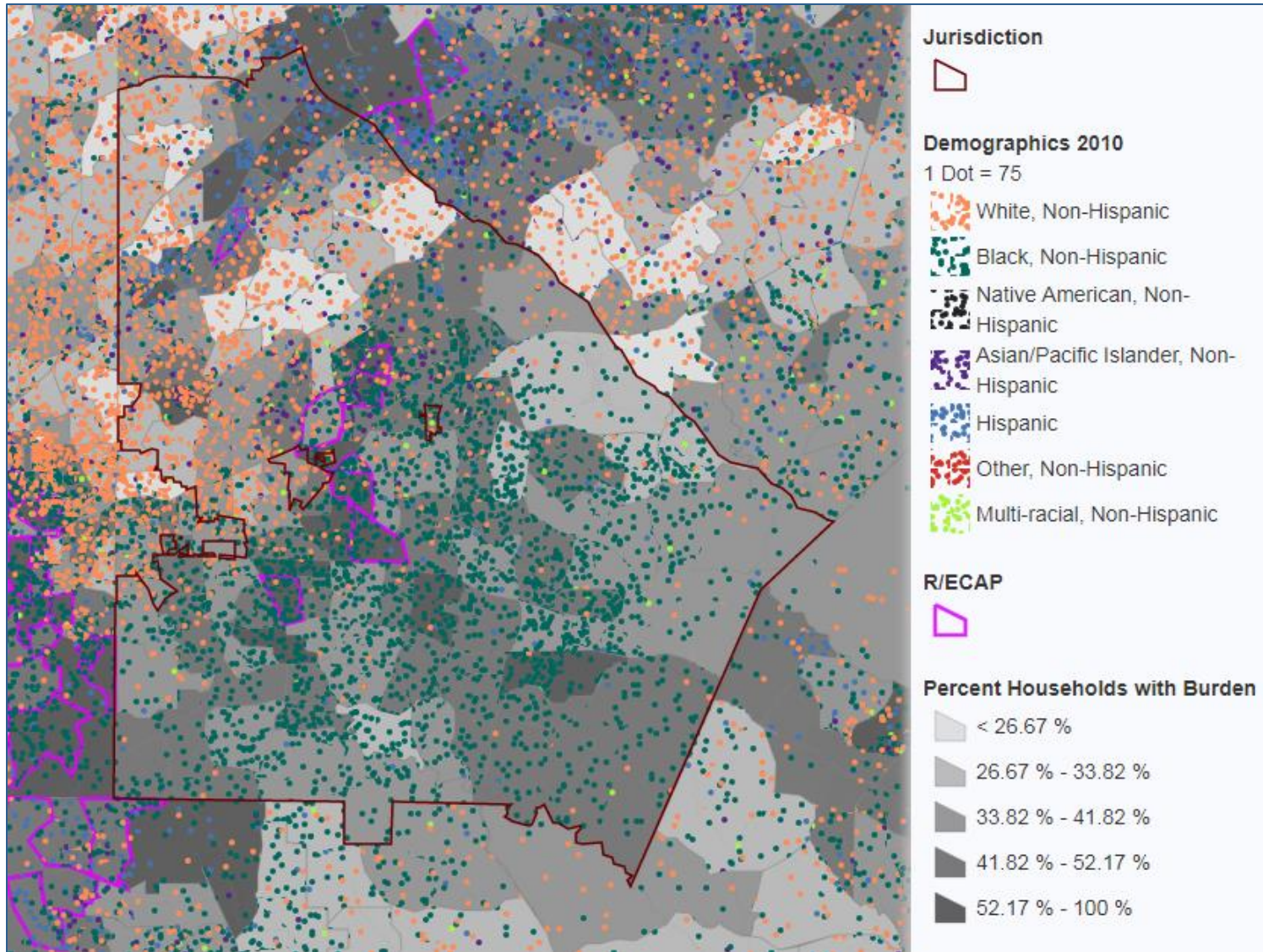
As stated previously, there are many census tracts where people of color make up the majority of the population and/or more than 40% of households have one or more housing problems. In an effort to focus on specific areas of need, the market analysis will use HUD-designated RECAP census tracts. Data presented below is aggregate data for RECAP designated census tracts (214.09, 220.08, 220.10, 221.00, 231.08, 231.12, 231.15, and 235.04) from the 2009-2013 5-Year American Community Survey.

Renter occupied housing units in these areas comprise 71% of the housing stock, substantially higher compared to all of DeKalb County where 57% is renter occupied. Approximately 16% of housing units in the selected census tracts are vacant, slightly higher than the 13% vacancy rate for all housing units in DeKalb County. Looking at structure type, approximately 40% of the housing units in the RECAP designated tracts are single-family. Small multifamily housing (2 to 19 units) comprise 46% and large multifamily properties (20 or more units) constitute less than 1% of all housing structures. These areas have a higher proportion of multifamily housing than DeKalb County overall where the majority (63%) of housing units are single family structures. However, DeKalb County has a larger proportion of large multifamily structures (11%).

Age of housing in RECAP census tracts is similar to the rest of DeKalb County with the majority of housing units built before 1980. Approximately 65% of the housing units in the RECAP census tracts were built before 1980 compared to 50% of all housing units in DeKalb. Accordingly, DeKalb County has a higher proportion of housing units built after 1980. The county has a substantially higher percentage of houses built between 1980 and 1999 (31%) compared to the housing units located in RECAP census tracts (20%).

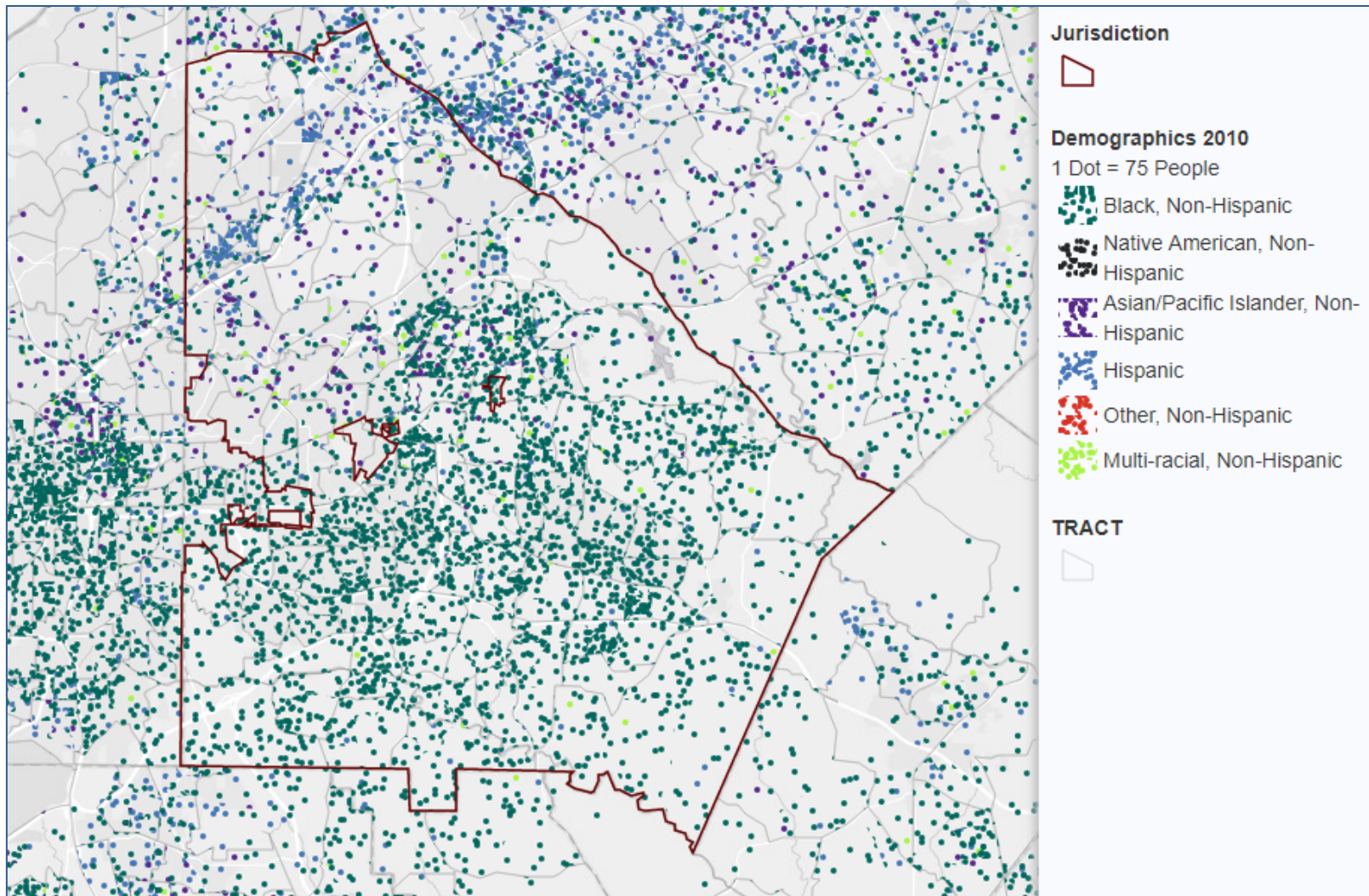
Median rental rates are lower by over \$100 in RECAP census tracts compared to the rest of DeKalb County. The median rent for one-quarter of the RECAP census tracts exceed \$900 a month but are lower than the \$970 a month median rent for all of DeKalb County. The majority of the RECAP census tracts have median rents that are less than \$900 a month. Home values indicate a similar pattern. The percentage of owned units valued below \$100,000 in RECAP census tracts (44%) is nearly double the rate found in DeKalb County (23%). Higher valued housing (\$200,000 or above) comprise just 11% of owner-occupied units in RECAP census tracts compared to 41% of units found in DeKalb County. While rents and home prices in RECAP census tracts are generally lower than in other areas in the county, elevated poverty rates within these tracts mean that households likely face greater difficulty affording housing, even when costs are below county averages.

FIGURE 13 – HOUSING NEEDS AND RACE AND ETHNICITY BY CENSUS TRACT IN DEKALB COUNTY



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

FIGURE 14 – POPULATION BY BLOCK GROUP FOR PEOPLE OF COLOR IN DEKALB COUNTY, 2010



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

Are there any community assets in these areas/neighborhoods?

RECAP designated census tracts in and around the city of Clarkston and the Scottdale neighborhood contain many assets and amenities. The population that resides in these census tracts is one of the most diverse in the state and region making cultural diversity and the community amenities the greatest assets in these neighborhoods. There is a segment of the multi-use PATH trail that offers recreational opportunities for residents and visitors. Although not within the RECAP census tracts, The Clarkston Campus of Georgia State University Perimeter College is located adjacent to census tract 220.08.

The three contiguous RECAP census tracts (231.08, 231.12, 231.15) south of Memorial Drive and north of Glenwood Road are comprised mostly of residential neighborhoods, however, many of DeKalb County's administrative offices are located in census tract 231.15. Access to public transportation is provided by the Kensington MARTA station located in census tract 231.12 and the Indian Creek MARTA Station just outside the eastern border. The RECAP census tract 235.04 located further south is also predominantly residential, but there are three large preserved greenspaces, Glendale Park, Misty Waters Park, and Resthaven Cemetery, located in this neighborhood.

RECAP census tract 214.09 in the northern region of the county contains mostly residential uses similar to the other RECAP designated tracts, however, many of the housing structures in this neighborhood are multi-family. Dresden Elementary School and St. Pius X High School, a private institution, is located in this census tract. Dresden Park is located directly adjacent to the western border in the northern portion of the census tract.

Are there other strategic opportunities in any of these areas?

RECAP census tracts 231.08, 231.12, and 231.15 cover parts of the city of Clarkston and the Scottdale and Stone Mountain neighborhoods. Strategic opportunities and planning have been explored by the city of Clarkston with the adoption of a Livable Centers Initiative study in 2015 with the overarching goal of redeveloping commercial areas and improving residential neighborhoods. In addition to the studies by the city of Clarkston, the Scottdale Revitalization Plan was developed by DeKalb County in 2006 with similar goals of improving the neighborhoods in these RECAP census tracts.

Studies have also been developed for specific areas in the three contiguous RECAP census tracts (231.08, 231.12, 231.15) south of Memorial Drive and north of Glenwood Road. The Kensington Station LCI study was adopted in 2003 to envision more pedestrian-friendly and transit-oriented development near the Kensington MARTA Station. The Memorial Drive Economic Development Strategic Action Plan was also created in 2002 to initiate revitalization along Memorial Drive between Candler Road and Stone Mountain Memorial Drive. There are similar studies that were prepared for areas around the RECAP census tract 235.04 located further south along Candler Road. Developed as a Small Area Plan, the Candler Road and Flat Shoals Road Livable Centers Initiative study envisions redevelopment to increase density and diversity of uses near Candler Road and Interstate 20.

The northernmost RECAP census tract 214.09 contains a portion of the area that was included in the Buford Highway Livable Centers Initiative studies conducted by three municipalities along the Buford Highway corridor: Brookhaven, Chamblee, and Doraville. The goal of these studies is to provide a vision

for the redevelopment and improvement of the existing auto-oriented structure and development along the corridor.

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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 2019-2023 planning period to fulfill the Department's mission and meet the County's most critical needs. Goals for the 2019-2023 period focus on a number of high priority needs identified through data analysis, community input, consultation with City staff and other public agencies, and review of relevant recently-completed plans and studies.

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

Geographic Area

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.

Geographic Distribution

TABLE 52 – LOCAL TARGET AREAS

1	Area name	Countywide
	Area description	Areas with a concentration of low- and moderate-income residents
2	Area name	Urban County – Municipalities
	Area description	Incorporated municipalities within DeKalb County
3	Area name	Scottdale Area
	Area description	Area with a concentration of low- and moderate-income residents
4	Area name	Candler/McAfee Area
	Area description	Area with a concentration of low- and moderate-income residents
5	Area name	Buford Highway Area (Chamblee and Doraville)
	Area description	Area with a concentration of low- and moderate-income residents
6	Area name	Memorial Drive (Clarkston and Stone Mountain)
	Area description	Area with a concentration of low- and moderate-income residents

Rationale for the Priorities for Allocating Investments Geographically

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

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

Figures 13 and 14 provide maps showing DeKalb County’s population by race and ethnicity. A list of census tracts where more than 51% of residents are low- and moderate-income is included as an appendix to this Consolidated Plan and Annual Action Plan; this list also identifies census tracts where people of color

comprise more than one-half of the population. These census tracts will be the focal point for the use of CDBG funds, particularly public service funds, and housing assistance.

SP-25 PRIORITY NEEDS - 91.215(A)(2)

Priority Needs

TABLE 53 – PRIORITY NEEDS SUMMARY

	Priority need	Development and Preservation of Affordable Rental Housing
1	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly Public housing residents People with disabilities
	Geographic area(s) affected	Countywide, Buford Hwy, Memorial Dr, Scottdale, Candler/McAfee
	Associated goal(s)	Decent Housing Goal #1 – Rental Housing
	Description	<ul style="list-style-type: none"> Support the development of rental housing affordable to low- and moderate-income households, including projects located near employment, transportation, and other community resources. As economically feasible, consider possible opportunities to extend the useful life of existing affordable rental housing by funding acquisition and/or rehabilitation activities. 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.
	Basis for priority	Affordable rental housing was identified as a priority need by public meeting attendees and survey takers. Community members noted that housing affordability is crucial to preventing displacement and supporting diversity in DeKalb County. The 2018 <i>DeKalb County Housing Affordability Study</i> found that 40% of households in the county had an affordability problem, and that 27% of publicly supported units had subsidies that will expire in the next 10 years. CHAS data analyzed for this Plan concurs that housing affordability is the most widespread need for renters in the county.

2	Priority need	Affordable Homeownership Housing Opportunities
	Priority level	High
	Population(s) served	Low income Moderate income Large families Families with children Elderly People with disabilities Public housing residents
	Geographic area(s) affected	Countywide, Buford Hwy, Memorial Dr, Scottdale, Candler/McAfee
	Associated goal(s)	Decent Housing Goal #3 – Housing for Homeownership Decent Housing Goal #4 – Homeownership/Downpayment
	Description	<ul style="list-style-type: none"> • 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.
	Basis for priority	Affordable housing was identified as a priority need by public meeting attendees and survey takers. Community members noted that housing affordability is crucial to preventing displacement and supporting diversity in DeKalb County. The 2018 <i>DeKalb County Housing Affordability Study</i> found that 40% of households in the county had an affordability problem, and CHAS data analyzed for this Plan concurs that housing affordability is the most widespread need in the county. Further, homeownership rate data examined in the AI shows significant gaps by race and ethnicity.
3	Priority need	Housing Repair Assistance for Homeowners
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large families Families with children Elderly People with disabilities
	Geographic area(s) affected	Countywide
	Associated goal(s)	Decent Housing Goal #2 – Homeownership Repair
	Description	<ul style="list-style-type: none"> • Preserve the existing affordable housing stock by assisting income-eligible homeowners with housing repairs, possibly to include major systems repairs and accessibility improvements.

	Basis for priority	Assistance for single-family homeowners was a priority need identified by several public meeting attendees in order to prevent displacement and support diversity in DeKalb County. Meeting attendees also noted ongoing need for accessibility improvements, including in older homes. CHAS data analyzed for this Plan indicates that housing affordability is a widespread issue for low- and moderate-income homeowners, making home repair projects difficult to afford.
4	Priority need	Fair Housing, Housing Counseling, and Legal Services
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Middle income People with disabilities Victims of domestic violence
	Geographic area(s) affected	Countywide
	Associated goal(s)	Suitable Living Environment Goal #4 – Fair Housing, Housing Counseling, and Legal Services
	Description	<ul style="list-style-type: none"> • Provide assistance to eligible households which might include but is not limited to: <ul style="list-style-type: none"> ○ Foreclosure prevention. ○ Consumer education and awareness around predatory lending fraudulent mortgages, and other housing scams. ○ Pre- and post-home purchase counseling for income-eligible households. ○ Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. ○ Provide fair housing and landlord/tenant complaint investigation services.
	Basis for priority	Input from community members and agencies dedicated to providing legal services related to fair housing indicate a continued need for counseling and legal services for low- and moderate-income households, including those targeted for predatory housing scams and those most at-risk of housing discrimination.
	Priority need	Homelessness Prevention and Rapid Rehousing
	Priority level	High
	Population(s) served	Extremely low income Low income Victims of domestic violence
	Geographic area(s) affected	Countywide
	Associated goal(s)	Decent Housing Goal #5 – Homelessness Prevention Decent Housing Goal #6 – Rental Assistance

	<p>Description</p>	<ul style="list-style-type: none"> • 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 provide wrap-around services to households at-risk of 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 improve housing stability.
	<p>Basis for priority</p>	<p>Homelessness prevention was the number one housing priority identified by community members who participated in the needs survey. Continuum of Care members identified rental assistance and assistance finding housing for households with low and extremely low incomes as priorities for households who are homeless or at-risk of homelessness.</p>
	<p>Priority need</p>	<p>Housing and Supportive Services for People Experiencing Homelessness</p>
	<p>Priority level</p>	<p>High</p>
	<p>Population(s) served</p>	<p>Chronic homelessness Individuals Families with children Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Victims of domestic violence Unaccompanied youth</p>
	<p>Geographic area(s) affected</p>	<p>Countywide</p>
	<p>Associated goal(s)</p>	<p>Decent Housing Goal #5 – Homelessness Prevention Suitable Living Environment #5 – Homeless Supportive Services</p>
<p>6</p>	<p>Description</p>	<ul style="list-style-type: none"> • 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. • Consider ESG, CDBG, HOME and other possible funding sources to increase availability of resources to serve residents who are homeless with housing and supportive services.

	Basis for priority	Housing and services for people who are homeless were consistently ranked as priority needs by community members who participated in the survey. Permanent supportive housing, emergency shelter, homeless outreach and assessment, and transitional housing were all identified as top housing needs in DeKalb County. Continuum of Care members identified housing and services for homeless youth aging out of foster care, mental health services, case management, and housing for veterans and domestic violence survivors as priorities.
7	Priority need	Public Infrastructure and Facility Improvements
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income People with physical disabilities Non-housing community development
	Geographic area(s) affected	Countywide, Buford Hwy, Memorial Dr, Scottdale, Candler/McAfee, Urban County - Municipalities
	Associated goal(s)	Suitable Living Environment #1 – Facilities Suitable Living Environment #2 – Infrastructure Suitable Living Environment # 7 – Section 108 Loan Repayment
	Description	<ul style="list-style-type: none"> • Work with other County departments, cities within DeKalb County, and non-profit agencies. • Fund infrastructure improvements and public facilities such as sidewalks, street lighting, pedestrian facilities, streetscapes, ADA improvements, recreation centers, and parks in income-eligible areas. • Assist community service organizations in improving their physical structures to meet the organization’s goals for serving low- and moderate-income households, homeless people, and other special needs populations.
	Basis for priority	Street and sidewalk improvements were the #1 and #3 top needs identified by community members in the needs survey. Expanded sidewalks and improved ADA accessibility/safety were also identified as priorities by community meeting attendees. Neighborhood parks and trail networks, bicycle and pedestrian facilities, and streetscaping were also identified as goals in the <i>DeKalb County 2035 Comprehensive Plan</i> .
8	Priority need	Public Services
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large families Families with children Elderly / frail elderly People with disabilities
	Geographic area(s) affected	Countywide
	Associated goal(s)	Suitable Living Environment Goal #3 – Public Services for Seniors, Youth, Refugees, and Others

	Description	<ul style="list-style-type: none"> 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.
	Basis for priority	Community members identified the need for a variety of services for income-eligible and special needs residents. Youth services and substance abuse services were priorities identified in the community survey, while services for refugees were identified by community meeting attendees. CoC members noted the need for childcare, including on nights and weekends.
9	Priority need	Economic Development and Small Business Incentives
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Countywide
	Associated goal(s)	Expanded Economic Opportunity Goal #1 – Job Creation Expanded Economic Opportunity Goal #2 – Training Expanded Economic Opportunity Goal #3 – Business Assistance
	Description	<ul style="list-style-type: none"> 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.
	Basis for priority	DeKalb County's <i>2035 Comprehensive Plan</i> identifies corridor revitalization, infrastructure improvements, and public/private partnerships as key economic development goals. Other small area plans conducted for neighborhoods and corridors in DeKalb County (e.g., LCIs) also identify economic development and corridor improvements as goals.
10	Priority need	Job Training and Employment Assistance
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Countywide
	Associated goal(s)	Expanded Economic Opportunity Goal #2 – Training

	Description	<ul style="list-style-type: none"> Encourage low- and moderate-income residents to access literacy, job training, and skills development from DeKalb County Workforce Development, Goodwill Industries, and the Georgia Labor Department.
	Basis for priority	Job training and employment assistance program can help low- and moderate-income households improve their employment options and increase wages. In the AI, HUD data regarding labor force participation, educational attainment, and employment rates shows gaps by race and ethnicity in DeKalb County, which supports the need for continuing education/job training and employment/job search assistance.
11	Priority need	Neighborhood Initiatives and Capacity Building
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Countywide
	Associated goal(s)	Suitable Living Environment Goal #8 – Capacity Building
	Description	<ul style="list-style-type: none"> Work with neighborhoods in the county to develop and implement programs and resources for neighborhood capacity building and sustainability. Provide resources for building the capacity of residents.
	Basis for priority	Neighborhood and community capacity building is essential to a stronger and sustainable DeKalb County. This priority will help stabilize and strengthen neighborhoods at the grass roots level and allow neighborhoods to identify priorities for improvement.
12	Priority need	Demolition and Blight Clean-Up
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Countywide
	Associated goal(s)	Suitable Living Environment Goal #6 – Demolition and Blight Clean-Up
	Description	<ul style="list-style-type: none"> Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment. Assist in the demolition of dilapidated structures to arrest the spread of blight in low- and moderate-income areas as needed.
	Basis for priority	Continued code enforcement and blight clean-up efforts were identified as a need at the community meeting. In the community survey, neighborhood stabilization was the second-highest priority need across all activity categories. Code compliance and healthy neighborhoods were also identified as goals in the <i>DeKalb County 2035 Comprehensive Plan</i> .

13	Priority need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Countywide
	Associated goal(s)	Program Administration
	Description	<ul style="list-style-type: none"> • Program administration costs and carrying charges related to the planning and execution of community development, housing, and homelessness activities assisted with funds provided under the CDBG, HOME, and ESG programs.
	Basis for priority	Program administration costs associated with the coordination and delivery of services to DeKalb County residents.

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SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

Influence of Market Conditions

TABLE 54 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that Will Influence Use of Funds Available
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households, waiting lists for assisted housing units, and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing will impact the decision to use funds for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	The use of funds for TBRA for non-homeless special needs will be linked to the identification of special needs populations living in non-standard long-term housing or unsuitable living environments due to unavailability of affordable, suitable, standard housing.
New Unit Production	Age and condition of existing housing, waiting lists at existing assisted housing developments, high occupancy rates and rental rates, and sales prices unaffordable to low- and moderate-income households will influence the use of funds for new unit production. General unavailability of standard units affordable to low- and moderate-income households and developers' lack of ability/desire to produce new units without investment of County funds will also influence the use of funds for new unit production.
Rehabilitation	Age and condition of housing, issues related to substandard housing, and need for home repairs for seniors and other low- and moderate-income homeowners, including lead-based paint remediation, will influence the use of funds for rehabilitation. In circumstances where economic conditions do not foster housing rehabilitation, the County may consider using grant funds. For owner-occupied units, repair services may be deployed as an alternative to rehabilitation.
Acquisition, including preservation	Funds will be used for acquisition when a long-term use that is consistent with the objectives of this plan is identified.

SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C) (1,2)

Introduction

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

Anticipated Resources

TABLE 55 - 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	\$5,260,167	\$551,596	\$0	\$5,811,763	\$21,040,668	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.

TABLE 55 - ANTICIPATED RESOURCES (CONTINUED)

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	\$2,156,360	\$735,105	\$0	\$2,891,465	\$8,625,440	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	\$445,432	\$0	\$0	\$445,432	\$1,781,728	ESG funds will be used for rapid re-housing, street outreach, emergency shelter and shelter services, homeless prevention, and HMIS activities.

Explain how federal funds will leverage 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.

DeKalb County will satisfy its HOME match requirements using the following sources:

- Donated materials, equipment, labor, and professional services from non-federal sources to HOME-assisted projects.
- Sweat equity in HOME-assisted properties.
- Direct costs of supportive services (paid from non-federal funds) in HOME-assisted properties.
- Easements on County property at no cost to allow for the development to of HOME-assisted properties.
- Carryover from previous years' match surplus.
- Housing Bond proceeds for HOME-assisted properties.

In addition, many County HOME-funded rental projects leverage private loans, Low Income Housing Tax Credits, and other federal and state grants. The County averages approximately 3 to 4 non-HOME dollars for every HOME-awarded dollar.

Further, as the Collaborative Applicant for the Continuum of Care, the County received a CoC planning grant of about \$146,000 and a coordinated entry grant for \$170-\$190,000. As the CoC's Collaborative Applicant, the County will also apply for other eligible grants to increase the availability of funds available to serve homeless, formerly homeless, and at-risk populations with housing and supportive services.

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

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

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

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

Agencies through which the DeKalb County will carry out its consolidated plan are shown in the table that follows. In addition to those listed in the table, the County will also rely on a variety of non-profit and private sector housing developers, including Community Housing Development Organizations (CHDOs), Low Income Housing Tax Credit developers, and others. As of the last program year, the County has four organizations certified as CHDOs, including Alliance for DeKalb County, Atlanta Neighborhood

Development Partnership, Habitat for Humanity of DeKalb County, and Resources for Residents and Communities in Georgia.

TABLE 56 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geography Served
DeKalb County	Government	<ul style="list-style-type: none"> • Economic Development • Homelessness • Non-homeless Special Needs • Ownership • Rental • Planning • Neighborhood Improvements • Public Facilities • Public Services 	Jurisdiction
Housing Authority of DeKalb County	PHA	<ul style="list-style-type: none"> • Public Housing • Ownership • Rental 	Jurisdiction
DeKalb Metro Housing Counseling	Non-profit Organizations	<ul style="list-style-type: none"> • Public Services 	Jurisdiction
DeKalb Board of Health	Government	<ul style="list-style-type: none"> • Homelessness • Public Services 	Jurisdiction
Habitat for Humanity of DeKalb	Non-profit Organizations	<ul style="list-style-type: none"> • Ownership 	Jurisdiction
DeKalb County DFCS	Government	<ul style="list-style-type: none"> • Homelessness • Public Services 	State
WorkSource DeKalb	Non-profit Organizations	<ul style="list-style-type: none"> • Economic Development 	Jurisdiction
Women’s Resource Center of DeKalb	Non-profit Organizations	<ul style="list-style-type: none"> • Homelessness • Public Services 	Jurisdiction
DeKalb Community Services Board	Government	<ul style="list-style-type: none"> • Mental Health Services • Homelessness • Housing 	Jurisdiction
Grady Hospital/ Mercy Care	Hospital	<ul style="list-style-type: none"> • Healthcare 	Jurisdiction
Urban League of Greater Atlanta	Non-profit Organizations	<ul style="list-style-type: none"> • Economic Development 	Region
Decide DeKalb	Development Authority	<ul style="list-style-type: none"> • Economic Development 	Jurisdiction
Access to Capital for Entrepreneurs (ACE)	Non-profit Organizations	<ul style="list-style-type: none"> • Economic Development 	State
DeKalb County School System	Government	<ul style="list-style-type: none"> • Education K-12 • Homeless Liaison 	Jurisdiction
Decatur School System	Government	<ul style="list-style-type: none"> • Education K-12 • Homeless Liaison 	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

- Periodically meeting with partners to share ideas, problem-solve, and strategize
- Community, Community Development Advisor Committee, Board of Commissioners and Chief
- Executive Officer support
- Capacity Building and Training for Non-profits
- Innovative Projects/Partnerships- Voucher Program
- Partnering with other agencies - Community Services Board, County Departments, Housing
- Authorities and Board of Health.
- Develop new partnerships and model programs – Drug Court Program
- Partnering with non-profit agencies

Gaps

- Improving communication and coordination with internal and external customers for programs administrated through different agencies
- Capacity of non-profit organizations
- Sustainability of programs
- Changes in staff
- Change in population
- Long-time programs need to be evaluated

Availability of Services Targeted to Homeless Persons and Persons with HIV and Mainstream Services

TABLE 57 - HOMELESS PREVENTION SERVICES SUMMARY

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

TABLE 57 - HOMELESS PREVENTION SERVICES SUMMARY (CONTINUED)

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment & Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

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

DeKalb County partners with the Living Room, Jerusalem House, St. Joseph’s Mercy Care, DeKalb Community Services Board (CSB) and the Community Advanced Practice Nurses to provide HIV, health and mental health services to the homeless. Housing providers and street outreach workers seek to access homeless persons and guide them to appropriate services. DeKalb County, in partnership with Decatur Cooperative Ministry (DCM), uses EGS funds to provide a part-time staff person from First Step Staffing to be housed at DCM to provide employment and benefit services to the at-risk and homeless citizens that may be in need of specialized employment services. DeKalb County also works closely with the DeKalb Workforce Development Center and Goodwill Industries to provide resume writing, job training and employment services to the homeless and at-risk. DeKalb County will continue to work with program providers to increase the percentage of participants that receive mainstream benefits at program exit. DeKalb County will also continue to provide information and training to the service providers on how their staff can assist clients in accessing mainstream benefits.

DeKalb County has developed a coordinated entry process that standardizes the access, assessment, prioritization, and referral procedure for all people across all participating providers in the DeKalb County CoC. Thus, each system entry point uses the same pre-screen tool and makes referral decisions based on a common set of factors. Coordinated referrals are made with a thorough understanding of all programs, including their specific requirements, target population, offered services, and bed availability. This approach means that homeless and at-risk of homelessness individuals and families are identified early, screened, and connected with the most appropriate intervention or best match possible that addresses their immediate needs.

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

DeKalb County works with its partners in the community to collaborate on projects to ensure that chronically homeless individuals and families are housed and provided necessary supportive services. The collaborating agencies will coordinate funding and resources to make additional permanent housing beds available for the chronically homeless community. Efforts include increasing outreach to chronically homeless families and veterans and streamlining the assessment and referral process for HUD-VASH, SSVF, and other programs that serve homeless veterans.

The strength of the service delivery system is that the metro Atlanta area, which includes DeKalb County, has been identified as a critically important community in ending homelessness by HUD which provides an opportunity to make substantial local progress to ending homelessness. Due to this recognition HUD technical assistance resources have been provided that have helped guide and focus the County's planning toward ending homelessness in its community. The gap in the service delivery system for the special needs populations has proven to be the lack of funding needed to create additional beds and services that are not currently provided. There is also a gap in the services delivery for difficult-to-place special needs clients.

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

Collaborating with the Continuum's Service Delivery Subcommittee and with guidance from a HUD-provided Technical Assistance consultant, the County has begun mapping our service delivery system. Through this mapping process we will identify and eliminate gaps in the institutional structure and delivery system. We will use information gathered in this process, along with HMIS data, to identify Continuum priority needs. We will target funding toward closing gaps and satisfying priority needs.

The County employs a strategic partnership and leveraging strategy to implement Consolidated Plan activities. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services, Human Services and Expanded Economic Opportunities for low- and moderate-income persons. The role of the Human and Community Development Department (HCD) is to initiate strategic planning for the development of viable urban communities, to evaluate proposals and recommend appropriate HUD funding to ensure that the appropriate implementation strategy is in place, and to specify and monitor appropriate regulatory compliances. The HCD department is also responsible for certifying consistency with the Consolidated Plan for any housing-related activities receiving HUD funds.

All of these partners have at some point had a specific role in the implementation of Consolidated Plan programs and activities. To implement the non-housing portions of the Consolidated Plan, such as public facility and improvements, the County will generally use its own workforce or contracts with municipalities. Most public service activities are undertaken by non-profit agencies under contract with the County. Like the housing-related public services, many affordable housing development activities are

carried out by non-profit and for-profit developers. Most developers contract with the Housing Authority of DeKalb County for HCD department funding. The HADC administers construction contracts and provides implementation services for housing-related development activities under a contract with the County. This partnership and leveraging strategy has worked extremely well and has resulted in the provision of many housing and many non-housing improvements for the development of viable urban communities in DeKalb County.

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SP-45 GOALS SUMMARY – 91.215(A)(4)

Goals Summary Information

TABLE 58 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1 – Rental Housing	2019	2023	Affordable Housing	Countywide Buford Hwy Memorial Dr Scottdale Candler/McAfee	Development and Preservation of Affordable Rental Housing	CDBG: HOME:	Rental units constructed: Rental units rehabilitated:
2	Decent Housing Goal #2 – Homeownership Repair	2019	2023	Affordable Housing Non-Homeless Special Needs	Countywide	Housing Repair Assistance for Homeowners	CDBG: HOME:	Homeowner housing rehabilitated:
3	Decent Housing Goal #3 – Housing for Homeownership	2019	2023	Affordable Housing Non-Homeless Special Needs	Countywide Buford Hwy Memorial Dr Scottdale Candler/McAfee	Affordable Homeownership Housing Opportunities	HOME:	Homeowner housing added:
4	Decent Housing Goal #4 – Homeownership/ Downpayment	2019	2023	Affordable Housing	Countywide	Affordable Homeownership Housing Opportunities	HOME:	Direct financial assistance to homebuyers:
5	Decent Housing Goal #5 – Homelessness Prevention	2019	2023	Homeless	Countywide	Homelessness Prevention and Rapid Rehousing Housing and Supportive Services for People Experiencing Homelessness	CDBG: HOME: ESG:	Homeless person overnight shelter: Overnight/emergency shelter/transitional housing beds added: Homelessness prevention:
6	Decent Housing Goal #6 – Rental Assistance	2019	2023	Homeless	Countywide	Homelessness Prevention and Rapid Rehousing	HOME:	Tenant-based rental assistance/rapid rehousing:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
7	Suitable Living Environment Goal #1 – Facilities	2019	2023	Non-Housing Community Development	Countywide Buford Hwy Memorial Dr Scottdale Candler/McAfee Municipalities	Public Infrastructure and Facility Improvements	CDBG:	Public facility or infrastructure activities other than low/moderate income housing benefit:
8	Suitable Living Environment Goal #2 – Infrastructure	2019	2023	Non-Housing Community Development	Countywide Buford Hwy Memorial Dr Scottdale Candler/McAfee Municipalities	Public Infrastructure and Facility Improvements	CDBG:	Public facility or infrastructure activities other than low/moderate income housing benefit:
9	Suitable Living Environment Goal #3 – Public Services for Seniors, Youth, Refugees, and Others	2019	2023	Non-Housing Community Development	Countywide	Public Services	CDBG:	Public service activities other than low/moderate income housing benefit:
10	Suitable Living Environment Goal #4 – Fair Housing, Housing Counseling, and Legal Services	2019	2023	Non-Housing Community Development	Countywide	Fair Housing, Housing Counseling, and Legal Services	CDBG:	Public service activities other than low/moderate income housing benefit:
11	Suitable Living Environment Goal #5 – Homeless Supportive Services / Case Management	2019	2023	Non-Housing Community Development	Countywide	Housing and Supportive Services for People Experiencing Homelessness	CDBG: ESG:	Public service activities for low/moderate income housing benefit:
12	Suitable Living Environment Goal #6 – Demolition	2019	2023	Non-Housing Community Development	Countywide	Demolition and Blight Clean-Up	CDBG:	Buildings demolished:
13	Suitable Living Environment Goal #7 – Section 108 Loan Repayment	2019	2023	Non-Housing Community Development	Buford Hwy Memorial Dr Scottdale Candler/McAfee	Public Infrastructure and Facility Improvements	CDBG:	Other: Loan repayment
14	Suitable Living Environment Goal #8 – Capacity Building	2019	2023	Non-Housing Community Development	Countywide	Neighborhood Initiatives and Capacity Building	CDBG:	Other:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
15	Expanded Economic Opportunity Goal #1 – Jobs	2019	2023	Non-Housing Community Development	Countywide	Economic Development and Small Business Incentives	CDBG:	Jobs created/retained: Businesses assisted:
16	Expanded Economic Opportunity Goal #2 –Training	2019	2023	Non-Housing Community Development	Countywide	Economic Development and Small Business Incentives Job Training and Employment Assistance	CDBG:	Public service activities other than low/moderate income housing benefit: Businesses assisted:
17	Expanded Economic Opportunity Goal #3 – Business Assistance	2019	2023	Non-Housing Community Development	Countywide	Economic Development and Small Business Incentives	CDBG:	Businesses assisted:
18	Program Administration	2019	2023	Non-Housing Community Development	Countywide	Program Administration	CDBG: HOME: ESG:	Other: Program administration

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

To be completed based on goal outcomes indicators.

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 Involvement

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. RSDC's overarching goal is to help families become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful. RSDC offers community-based social services and enrichment programs that enhance the lives and economic vitality of DeKalb County residents across the life span – including children, adults, and senior citizens. Services focus on human development programs to enhance lives and underpin the economic stability, health, and wellbeing of Housing Authority residents and low-income families in DeKalb County.

Decatur Housing Authority

DHA conducts 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?

The HADC is designated a “High Performer” based on its 2014 score report in the Public Housing Assessment System, with a score of 93 on a 100-point scale. The DHA is a “Standard Performer” and scored 85 out of 100 points in its assessment. The Lithonia Housing Authority scored 92 out of 100 and, as a qualifying small PHA, is subject to less frequent monitoring under HUD’s Deregulation for Small Public Housing Agencies (PHAs) Final Rule.

Plan to Remove the ‘Troubled’ Designation

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

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).¹⁰ Taken together, four in ten county residents face a housing affordability challenge. These challenges are due to a variety of factors, including:

- Median household incomes not keeping pace with rising housing costs;
- Housing in high opportunity locations (i.e. near job centers and other community amenities) is expensive; and
- Insufficient supply of subsidized or otherwise affordable housing units;
- Neglect and disrepair of residential property in parts of DeKalb County leads to blight conditions and to the eventual need for demolition of unsafe structures.

Median household income in DeKalb County is estimated at \$50,856 as of the 5-year 2013 ACS estimates. While that represents a growth of 3.5% since 2000, inflation and housing costs have escalated far more steeply. The rate of inflation over this same period was 36.4%, meaning that while household incomes

¹⁰ DeKalb County Housing Affordability Study, Michael J. Rich and Moshe Haspel, Emory University Policy Analysis Laboratory, August 2018.

have gradually increased, households' purchasing power is declining, causing housing to become a larger share of household expenses.

A 2017 report by the Atlanta Regional Commission studied the mismatch between the locations of job centers and affordable housing across the metro Atlanta area and found that living near a major center of employment is typically quite expensive.¹¹ The regional job centers located in DeKalb County (Perimeter Center and Emory) hold significant numbers of jobs, yet the surrounding communities are also home to some of the County's most expensive housing. Household incomes in these surrounding communities also tend to be higher, so the residents in proximity to major job centers may not be significantly cost burdened. Conversely, this means that the areas of the county not proximate to job centers, while having home prices that are lower, also display higher incidences of cost burden because incomes are also lower. Thus, as the study points out, "incomes are a key driver of determining affordability, regardless of housing prices."¹²

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

In DeKalb County, the rate of subsidized homes at risk is more than twice the national rate, with more than one in four publicly supported homes (27%) with an expiring subsidy with the next 10 years. About two-thirds of the county's subsidized units will be lost in the next 20 years unless their subsidies are renewed.¹³

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

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

¹¹ "Regional Snapshot: ARC Employment Centers: Core Locations for Jobs, not for Affordable Housing", Atlanta Regional Commission, October 2017.

¹² Ibid.

¹³ Ibid.

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, 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.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

This section details DeKalb County's strategies for addressing homelessness. 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, 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.

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

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, St. Joseph's Mobile Outreach, United Way Street Outreach, and the PATH Team, 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. This case manager will work in coordination with Travelers Aid Hope Atlanta who provides the oversight and management of the outreach service as. Hope Atlanta also serves and the contact and referral for the PATH Team. The PATH team's procedures are exemplary of procedures used

by all outreach organizations. The PATH team provides outreach and is comprised of case managers, mental health workers, substance abuse counselors, specially trained police officers, and homeless service providers. The PATH team works with housing providers and street outreach workers to engage homeless persons and guide them to appropriate services.

In 2011 DeKalb County initiated a pilot project with the DeKalb County Recorder's Court, Homeless Diversion Pilot Initiative (HDPI), to investigate the impact on recidivism of housing certain homeless offenders. This program screens and diverts homeless individuals to community housing and treatment resources under the supervision of the court. The program targets the homeless mentally ill and substance abusers with the goal of decreasing homelessness in DeKalb County. As a part of DeKalb's outreach procedures, the Court system is added as a collaborative element to mitigate homelessness.

The outreach worker conducts an onsite assessment of the individual's needs. Once the needs are determined the individual is offered assistance in the form of shelter or hospital visit. If the person chooses to come off the street their information is collected and entered into the HMIS system. The case managers at the shelter or hospital will be able to update their status in HMIS. The PATH teams are formed to give attention to persons sleeping on the streets, under bridges, viaducts and abandoned buildings. The County will continue to collaborate with the judicial system to explore methods of reducing crime and incarceration that are caused by homelessness.

Addressing the emergency and transitional housing needs of homeless persons.

DeKalb County's goal of implementing housing and supportive services for a minimum of 500 homeless or at-risk persons over 5 years will be met through the collaboration of local agencies, the Continuum of Care and other appropriate organizations. In DeKalb County a majority of the homeless population is comprised of women with children. This population tends to be affected most by transitional homelessness. Without services to keep them together, the family unit is compromised even further. It is therefore incumbent upon DeKalb County to collaborate with shelter providers, developers and other interested parties to increase the number of, and access to, affordable housing units for homeless women with children. A number of options under consideration follow:

- The County is focusing resources on rapid re-housing of homeless families as the preferable approach for most families to avoid separation.
- Other strategies include primary prevention to avoid or reduce shelter gridlock and to avert system entries by working to quickly resolve housing crises so that families regain stability in their current housing, or are diverted to alternative permanent housing, and do not have to enter the homeless services system.
- Rather than implementing emergency shelters, the County will work with providers, developers, and the CoC to implement rapid re-housing techniques for homeless individuals and families. Shelters will be opened only as a last resort alternative. Prior to opening, shelters must be approved by the Continuum of Care, the Community Development Department and the DeKalb County Planning and Sustainability Department. These organizations will collaborate to develop specific guidelines for the

approval of new shelters in DeKalb County.

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

A County goal is to develop and implement affordable units and programs that focus on senior citizens, veterans, cost burdened households, youth, homeless individuals and families, and other special populations. In meeting this goal, the County will continue to fund the Tenant Based Rental Assistance Program (TBRA) using HOME funds. The TBRA Program provides supportive housing through time limited funds for rental and utility subsidies combined with supportive services, and an accountability-based system to assist homeless and at-risk families to identify and address the root causes of their situation. The program will rapidly transition families out of emergency shelters, hotel, transitional housing programs or other at-risk living situations, and help the household obtain and maintain permanent independent housing.

DeKalb County, through its Drug Court, will continue to provide rental assistance to individuals who have been mandated to participate in the Drug Court Treatment Diversion Program. A new program in DeKalb County, the Homeless Diversion Pilot Initiative, is a collaboration with the Community Development Department, Recorders Court, Drug Court, District Attorney's Office, DeKalb County Jail, DeKalb Police Department, DeKalb Roads and Drainage Department, Pathways Community Network, and DeKalb Community Service Board. Through this program, repeat offenders who are homeless and meet certain criteria are flagged in the Recorders Court for referral for intensive case management, treatment, follow-up and housing.

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

DeKalb County, through the implementation of the strategic plan goals, will help low-income individuals and families being discharged from a system of care by providing funding and collaborating with local agencies, organizations, and the Continuum of Care. The stakeholders and collaborating agencies responsible for ensuring that persons being discharged from a system of care are not discharged into homelessness include the Georgia Department of Behavioral Health, and the DeKalb Community Service Board. The County has partnered with and provided funding to stakeholders and collaborating agencies in the Continuum of Care that are responsible for ensuring that persons are not discharged into homelessness from a system of care include the DeKalb County Department of Family and Children Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and CHRIS 180.

When a youth in care reaches the age of 18 and is unable to transition to independent living or be reunited with family, the youth has the option to sign Consent to remain in Foster Care. This consent allows the youth to stay in the Foster Care system until they are able to live independently or until they reach age 24. In DeKalb County CHRIS Kids is the housing and service providers that specifically target this population. The Continuum of Care, in collaboration with the Department of Children and Family Services, United Way, Department of Juvenile Justice, DeKalb County Court System, and others, seek to identify and create new resources for this population. In addition, youth service providers have come together over the past year to discuss the implementation of a Homeless Youth Triage Center in the area.

Locally, the Continuity of Care Transition Planning Guidance is provided to all state mental health hospitals. The hospitals are asked to develop a Transition Plan for all individuals being discharged, which addresses housing, residential support, outpatient treatment, case management service, access to prescription medications, socialization and recreation, family support and education, rehabilitation, transitional employment, follow-up medical care and transportation. In addition, the hospitals provide Case Expeditors who work with consumers who have support needs that warrant additional resources. Hospital staff also conducts assessments with consumers in order to identify those individuals that are at risk of readmission, including whether or not they have been or will be homeless. The hospital staff, in partnership with community-based service providers, identifies services that will address these needs and determine how services will be made available.

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. County staff plans to participate in a HUD-provided class regarding latest policies and procedures for lead hazards in August 2019.

SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

Jurisdiction Goals, Programs and Policies for Reducing the Number of Poverty-Level Families

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

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

CHDOs.

- Encourage agencies to develop affordable for-sale housing that is accessible to people with disabilities.
- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist households at-risk of homelessness with short-term rental payments, rapid rehousing, or other assistance.
- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to assist people who are homeless through provision of and access to emergency, transitional, and permanent housing to enable them to move to appropriate housing and achieve greater stability.
- Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to provide access to coordinated supportive services and case management to people experiencing homelessness (to possibly include but not be limited to case management, transportation, health and mental health services, services for people with disabilities, and services to help households access benefits) to support moves to appropriate housing and greater stability.

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. In 2018, 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 the WorkSource DeKalb Department.

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

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

The WorkSource DeKalb Center also provides a wide assortment of services for employers.

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

As the designated County-Based Agency for Aging Programs, the Office of Senior Affairs plans and coordinates the delivery of senior services. Non-profit agencies are identified to deliver the services

through contracts with the County. Community Centers and family resource centers are provided in low to-moderate income areas through partnerships with non-profit agencies and the private sector.

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

How are the jurisdiction's poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The discussion of housing needs shows that the crucial difference between households with needs and those without needs is income. For households with severely restricted incomes, little discretionary income remains after paying monthly housing costs. One of the objectives of the Consolidated Plan is to encourage new construction of affordable multifamily rental units. Affordable housing will provide the potential to decrease housing costs and allocate more funds to food, clothing, health care, children's needs, savings, and personal and economic development. Similarly, the goal of providing home rehabilitation and emergency repair to low-income and senior households would allow these families to re-allocate money that would otherwise be spent on maintenance to secure housing. Additionally, making needed home repairs will lower utility costs and help maintain the existing housing stock for future generations. By addressing risks posed by lead-based paint using HUD-funded programs, health care risks, particularly risks for young children, will be reduced. DeKalb County's anti-poverty strategy is in agreement with its housing priorities. The County will continue to partner with multiple agencies to examine and evaluate policies to eliminate barriers to education and employment. Increasing the number of adults with living wage jobs reduces poverty, increases stability and quality of life, and lessens demand for subsidized housing.

SP-80 MONITORING – 91.230

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

The DeKalb County Community Development Department is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities. The County's objective is to monitor agencies receiving CDBG funds biennially, unless agency performance indicates that more frequent monitoring is required. Agencies receiving ESG funds are monitored on a triennial basis, due to the large number of grantees and the practice of continuous desk monitoring. HOME monitoring is conducted in accordance with HOME regulations.

The Community Development Department prepares a schedule of visits for each program and notifies each agency one month in advance. The notification addresses specific monitoring and technical aspects

to be covered. Emphasis is on the timeliness of expenditures, a key indicator of whether programs are operating effectively and efficiently.

The following are monitoring specifics for each program:

CDBG Program Monitoring

DeKalb County's CDBG monitoring process is structured to ensure that a system of continuous communications and evaluation is in place. The monitoring process facilitates the evaluation of accomplishments in relation to established goals and objectives set forth in the County's executed contract. Information gained from each review gives the County an opportunity to determine which programs and/or strategies are working, which benefits are being achieved, which needs are being met, and which objectives are being accomplished. The Community Development Department ensures that CDBG procedures and monitoring tools are in place to comply with federal regulations and satisfy DeKalb County's requirements. Monitoring continues to reinforce communication between the County and the various agencies participating directly in the implementation of the Consolidated Plan or assisting in the provision of services supporting the Plan's strategies.

ESG Program Monitoring

DeKalb County's ESG Program Manager conducts ongoing desk audits for all ESG sub-grantees using existing records and documentation. The Program Manager reviews all paperwork submitted by sub-grantees to gain important information about agency activities and expenditures. Further, the Program Manager tracks progress reports and beneficiary data. All ESG sub-grantees are required to use the Homeless Management Information System (HMIS) in the Continuum of Care.

HOME Program Monitoring of Multifamily and Single-Family Rental Properties

The Community Development Department performs an annual on-site inspection of affordable rental housing assisted under the HOME Investment Partnerships (HOME) program, when the assistance is administered by HADC as the County's agent or sub-recipient. DeKalb County Community Development Department staff actively participate in these on-site inspections and file reviews. Staff independently monitor projects owned by the Housing Authority, its non-profit subsidiaries, CHDOs, and other partner developers. The annual on-site monitoring involves a desk review of tenant files, tenant eligibility, on-site inspections, and a financial analysis of the project's financial viability and the developer's fiscal stability.

DRAFT
