



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2022-1739  
**File Status:** Action

7/12/2022

### Substitute

**Public Hearing:** YES  NO       **Department:** Community Development

**SUBJECT:**

**Commission District(s):** All

Update to the 2019-2023 Consolidated Plan for the Department of Housing and Urban Development (HUD) Programs, including the 2021 Annual Action Plan - Federally Funded, No Cost to the County

**Information Contact:** Allen Mitchell

**Phone Number:** (404) 969-9921

**PURPOSE:**

To consider approving and authorizing the Chief Executive Officer to submit The Update of the 2019-2023 DeKalb County Consolidated Plan, including the 2022 Annual Action Plan to the U.S. Department of Housing and Urban Development. The total amount of the funds in 2022 from HUD, including program income is \$8,076,673.

**NEED/IMPACT:**

The Update to the 2019-2023 Consolidated Plan including the 2022 Annual Action Plan includes funding for housing and homeless related programs; senior home repair program; demolition/blight remediation and public facility improvements. The availability of 2022 HUD funds will enable the County to serve principally low-to-moderate income individuals, improve low-to-moderate income neighborhoods, and stabilize communities.

**FISCAL IMPACT:**

The following amounts are reflected in the Congressional allocation for 2022 HUD Programs:	
Community Development Block Grant (CDBG)	\$4,492,458
(\$4,492,458 from HUD and \$343,000 from Program Income)	
HOME Investment Partnership Program (HOME)	\$2,387,400
(\$2387,400 from HUD and \$446,404 Program Income)	
Emergency Solutions Grant Program (ESG)	\$ 407,411
Total Anticipated Funding	\$7,287,269

**RECOMMENDATION:**

To approve the Update to the DeKalb County 2019-2023 Consolidated Plan including the 2022 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD); authorize the Chief Executive Officer

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to execute all necessary Grant Agreements approved by HUD; authorize payment to the Emergency Solutions Grant providers as approved in the Consolidated Plan; authorize the acceptance and appropriation of program income from any sources that may be received which exceeds the projected amounts as indicated; authorize amendments to the prior year Consolidated Plan and Annual Action Plan to add any approved and cancel projects that are no longer feasible or needed; and authorize the transfer of funds from the set-aside fund on as needed basis to cover any approved listed projects.

**DRAFT  
COMMUNITY DEVELOPMENT BLOCK GRANT  
2022 BUDGET SUMMARY**

**January 1, 2022 – December 31, 2022**

<b>I.</b>	<b>2022 CDBG Allocation</b>		<b>\$4,492,458</b>
	Projected CDBG Program Income	\$ 343,000	
	<b>Total CDBG</b>		<b>\$4,835,458</b>
<b>II.</b>	<b>2022 HOME Allocation</b>		<b>\$2,387,400</b>
	Projected HOME Program Income	\$ 446,404	
	<b>Total HOME</b>		<b>\$2,833,804</b>
<b>III.</b>	<b>2021 ESGP Allocation</b>		<b>\$ 407,411</b>
<b>IV.</b>	<b>GRAND TOTAL</b>		<b>\$8,076,673</b>

## Program Income Information

<u>HOME Program Income Sources</u>	<u>Projected Amount</u>	<u>Disposition</u>
HOME Multi-Family Loan Repayment	\$ 0	HOME Investment Trust Account
HOME Recapture Funds	<u>\$ 446,404</u>	
<b>Total HOME Program Income Sources</b>	<b>\$ 446,404</b>	

<u>CDBG Program Income Sources</u>	<u>Amount</u>	<u>Disposition</u>
Recapture Funds	\$ 0	CDBG Capital
Program Income (prior year)	\$ 0	Improvement
Program Income	\$ 0	Projects
Program Income Projection	<u>\$ 343,000</u>	
<b>Total CDBG Program Income Sources</b>	<b>\$ 343,000</b>	

## **Program Policy for Program Income**

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

<b>1. PUBLIC FACILITIES IMPROVEMENTS</b>	<b>\$ 989,000</b>
A. City of Lithonia Sidewalk Project	\$ 204,000
B. DeKalb County Police Athletic League	\$ 165,000
C. DeKalb Human Services – South DeKalb Senior Center	\$ 30,000
D. DeKalb Human Services – DeKalb-Atlanta Senior Center	\$ 150,000
E. DeKalb Police Training Facility Renovation Project	\$ 400,000
F. Activity Delivery Costs	\$ 35,000
<b>2. LOAN/BOND REPAYMENT</b>	<b>\$ 814,361</b>
A. HUD Section 108 Loan Repayment – Estimated Annual Repayment Amount - \$814,361	
<b>3. ECONOMIC DEVELOPMENT</b>	<b>\$ 112,750</b>
A. Urban League- DeKalb Small Business Micro-Enterprise Training Program	\$ 112,750

DRAFT

#### 4. PUBLIC SERVICES

##### COC/Homelessness/Assistance

A. Africa's Children's Fund	\$19,203
B. Hosea Feed the Hungry	\$11,000
C. Furniture Bank of Metro Atlanta	\$15,000
D. Jerusalem House, Inc.	\$34,203
E. Latin American Association	\$15,000
F. DeKalb Volunteer Layers, Inc.	\$11,000
G. Safe Haven Transitional, Inc.	\$10,000
H. Salvation Army, Atlanta Temple Corp	\$23,203
I. Salvation Army, Red Shield	\$43,000
J. Society of St. Vincent de Paul	\$15,000
K. TBRA Case Management Services	\$15,000
L. Candler Forest- Case Management	\$50,000
M. COC Coordinated Entry Case Management	\$55,000
N. Street Outreach	\$50,000

##### Financial Literacy

O. Center for Pan Asian Communities	\$15,000
P. New American Pathways	\$22,000

##### Fair Housing /Foreclosure Prevention

Q. Atlanta Legal Aid Society	\$56,000
R. Metro Fair Housing Services	\$39,259

##### Youth/ Child Development

S. Our House, Inc.	\$ 72,000
T. Scottdale Early Learning	\$ 32,203
U. Literacy In Action	\$ 15,000
X. Youth Vouchers Set Aside	\$ 78,000

**SUBTOTAL** **\$673,868**

## **5. HOUSING ACTIVITIES**

A. Special Purpose Housing Repair Program (SPHRP)	\$ 400,000
B. Implementation Services for SPHRP	\$ 166,142
C. Demolition & Blight	\$ 600,000
D. Housing Implementation Services – Demolition	\$ 75,000

**SUBTOTAL** **\$1,241,142**

## **PLANNING AND PROGRAM ADMINISTRATION**

Community Development Administration \$ 969,337

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### **ADDITIONAL CDBG RECOMMENDATIONS**

1. The following project is aligned with the goals and objectives of the 2019-2023 Consolidated Plan. If funds are available, the project listed below will move forward in accordance with the County's priorities.
  - Juvenile Court ADA Improvement Project
2. Access to Capital for Entrepreneurs (ACE) has as a part of their contract, a loan servicing component that covers three (3) major portfolios HOME, NSP and CDBG. This contract also includes underwriting for the applicants of the Community Development Small Business loan program.
3. In the administration of the DeKalb County Small Business Loan Program, the County will institute a Small Business Loan Committee. This Committee will review and make final loan decisions after receipt of Community Development staff's recommendation.
4. HUD Section 108 Loan Program – The Community Development Department will consider the use of Section 108 Loan Program funds to finance the building of large-scale eligible Capital Improvement Projects and Economic Development projects in the County or in municipalities. The mechanism for repayment of these projects will be from the County General Fund and/or CDBG, municipalities or business funds.
5. CDBG funds will be used for any approved eligible activity as outlined in the 2019-2023 Consolidated Plan. Because CDBG regulations require program income to be used before Treasury funds are expended, flexibility with obligating program income is needed to comply with the HUD regulations.
6. The Community Development Director may approve the use of CDBG funds for eligible Capital Improvement Projects submitted by local municipalities and County Departments during the program year if they meet eligibility requirements.
7. The DeKalb County Community Development Department is authorized to reallocate funding of prior year projects that are no longer feasible or needed. Reallocating previously funded projects will allow for other approved projects to utilize prior year



or current year funds. Through the reallocation process, the Community Development Department can utilize/reallocate funds immediately to ensure compliance with HUD guidelines and regulations.

8. The remaining HUD Section 108 Loan principal loan amount is approximately \$5.3 Million with an amortization period of 10 years (2020-2030), at an estimated fixed interest rate of 2.54%. The annual loan repayment amount will be approximately \$814,361.
9. If funds are available in the eligible category, they may be used to assist with providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless and meet other needs in DeKalb neighborhoods. The DeKalb County Community Development Department will collaborate with DeKalb County Continuum of Care representatives and other service providers to identify and prioritize service gaps.
10. At the direction of the Community Development Department Director, CDBG funds may be used to fulfill any eligible match requirements that are associated with ESG and/or CoC funding.
11. The Community Development Department Director is authorized to designate CDBG funds to an agency to administer case management services for the Tenant Based Rental Assistance Program.
12. The Community Development Department Director is authorized to designate CDBG funds to an agency to administer case management services for the Continuum of Care Coordinated Intake.
13. Program Income receipts from the NSP Grant shall be converted to CDBG program income receipts and used for CDBG eligibility activities upon the authorization of HUD and the Community Development Director.
14. The Community Development Director may authorize the use of CDBG funds to conduct surveys and counts of homeless and at-risk individuals in the County to determine housing needs for those populations.
15. The Community Development Director is authorized to accept additional HUD/COC grants for homelessness mitigation and to allocate eligible CDBG funds for grant matching requirements.
16. The Community Development Director is authorized to sign off on and approve small business loans under the CDBG Small Business Loan Program.
17. The Community Development Director is authorized to move funds from the CDBG, ESG and HOME administration line item to fund other projects within those grant programs.

**HOME INVESTMENT PARTNERSHIPS PROGRAM - BUDGET SUMMARY  
JANUARY 1, 2022 – DECEMBER 31, 2022**

**2022 HOME Allocation \$2,387,400**

31. HOME Program Administration 10% Set-Aside)	\$ 238,740
32. HOME-Eligible Projects	\$2,148,660
<b>TOTAL HOME ALLOCATION</b>	<b>\$2,387,400</b>

**NOTES:**

1. The Community Development will use HOME funds to provide loans to assist in the development for affordable units in the following projects. During 2022, the Department will accept, underwrite, and approve additional loans for the development of affordable units in DeKalb County.
2. The Community Development Department will assess the need for Tenant Based Rental Assistance (TBRA). If it is determined that TBRA is needed to assist households in attaining appropriate permanent housing, the Department may implement a HOME TBRA program in response to general community needs and/or needs caused by the CoVID-19 pandemic. With the implementation of TBRA, Case Management services may be funded through CDBG.
3. The County works closely with the DeKalb Housing Authority in the administration of its CDBG, HOME, NSP1 and NSP3 Program activities related to the development and implementation of affordable housing assistance programs and projects. **The Housing Authority acts as an agent and sub-recipient on a number of HOME activities.** Many of these activities are undertaken through the County's ongoing contract with the Housing Authority and are developed and implemented in accordance with the program descriptions executed by the Housing Authority Executive Director and the Community Development Department Director. The County may work with the DeKalb Housing Authority or other approved entities. The following is a listing of potential activities that may be undertaken by the County with HOME funds in the upcoming program year and details outlining how they may be administered.
  - a. Unless otherwise approved, all multi-family projects will be implemented under the Housing Authority's contract with the County following a competitive application process and thorough review of the project for compliance with the County's underwriting guidelines as outlined in the HOME application package. This includes multi-family developments using CHDO funds. The Community

Development Department Director is authorized to commit funding amounts and determine loan terms for these projects.

- b. Tenant-based Rental Assistance programs may be administered by the Housing Authority under its contract with the County or by other approved entities through separate agreements.
  - c. When the County pursues additional affordable housing initiatives in the County will partner with the DeKalb Housing Authority and/or other entities on development activities.
4. The Community Development Department Director may approve interchanging the use of CDBG, HOME, NSP 1, and NSP 3 funds for projects if all program eligibility standards are satisfied.
  5. The County will consider Tenant-based Rental Assistance on special initiatives consistent with the needs identified by the DeKalb Continuum of Care or special needs that may be identified by the County.
  6. The Community Development Department Director shall provide comments and letters of support to the Georgia Department of Community Affairs regarding Tax Credit applications or to other entities regarding potential funding for applicants.
  7. The Community Development Department will work with the County Departments and the community to identify and prioritize distressed multi-family properties in the County and develop collaborative strategies to remove blight.
  8. In an effort to stabilize neighborhoods, prevent and/or reduce blight, and increase the availability of standard, affordable housing, the County may acquire, demolish, and/or redevelop substandard apartment complexes or single-family residences using eligible CDBG, HOME, NSP 1, NSP 3, Program Income, and other funds.
  9. The Community Development Director will act as the primary contact for affordable housing initiative and collaborate with other County Departments and community representatives to develop affordable housing plans and strategies for the County.
  10. If funds are available in eligible categories, they may be used to assist in providing housing and/or services to fill the housing/services gap in the DeKalb Continuum of Care for the Homeless. The County will collaborate with DeKalb CoC representatives and other providers to determine areas of need.

**EMERGENCY SOLUTIONS GRANTS PROGRAM - BUDGET SUMMARY  
JANUARY 1, 2022 – DECEMBER 31, 2022**

**2022 Allocation \$407,414**

<b>AGENCY</b>	<b>Emergency Shelter Ops. &amp; Services</b>	<b>HMIS</b>	<b>Homeless Prevention</b>	<b>Rapid Re-Housing</b>	<b>Street Outreach</b>	<b>Admin.</b>	<b>Total</b>
35. Decatur Cooperative Ministry	\$50,000		\$25,000	\$25,000			<b>\$100,000</b>
36. Clifton Sanctuary Ministry	\$15,000						<b>\$15,000</b>
37. Rebecca's Tent	\$17,000						<b>\$17,000</b>
38. HMIS		\$34,858					<b>\$34,858</b>
39. Salvation Army Peachcrest				\$15,000			<b>\$15,000</b>
40. Salvation Army Red Shield	\$75,000			\$15,000			<b>\$90,000</b>
41. Traveler's Aid / HOPE Atlanta	\$20,000		\$15,000	\$25,000	\$40,000		<b>\$105,000</b>
<b>42. Local Admin</b>							<b>\$30,556</b>
<b>43. TOTAL</b>	<b>\$177,000</b>	<b>\$34,858</b>	<b>\$40,000</b>	<b>\$80,000</b>	<b>\$40,000</b>	<b>\$33,648</b>	<b>407,414</b>

<b>Activity</b>	<b>Maximum Eligible Expenditures</b>	<b>Proposed</b>
<b>Emergency Shelter + Street Outreach* (60% Cap)</b>	\$244,448	\$217,000
<b>Administrative Costs (7.5% Cap)</b>	\$30,556	\$30,556

## **OTHER RECOMMENDATIONS AFFECTING EMERGENCY SOLUTIONS GRANTS PROGRAM PROVIDERS**

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

### **Point-In-Time Count**

HUD mandates that each continuum of care conduct a biennial point-in-time count of homeless persons. To facilitate conducting this count and ensure that the County To facilitate conducting this count and ensure that the County obtains information regarding its success in mitigating homelessness, the Community Development Department Director may authorize the use of CDBG or other eligible funds for the performance of the point-in-time count.

### **Re-Entry Program**

The State provides short term financial assistance (\$600 per offender per month for three months) to help stabilize the re-entry process of newly released convicted felons and enhance their ability to remain crime free. Following an agency housing/services assessment process, the Community Development Department will recommend approval

or disapproval for agencies wishing to provide housing for this program. The final determination will be made by the Chief Executive Officer.

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

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

The County has agreed to perform the role of Collaborative Applicant for the DeKalb CoC. In this role, the County will receive the HUD Planning Grant, receive other funds that support the goals of the CoC and collaborate with the State to administer the Homeless Management Information System (HMIS). As the Collaborative Applicant, the County may receive additional funds and may apply to become the Unified Funding Agent for the DeKalb CoC. At the direction of the Community Development Department Director, eligible CDBG funds may be used to pay for Department personnel performing CoC or homelessness mitigation work and fulfill any eligible match requirements that are associated with CoC and/or ESG funding.