



DeKalb County Government

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

Agenda Item

File ID: 2018- 2261

Substitute

7/24/2018

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

SUBJECT: The 2014-2018 Consolidated Plan for the Department of Housing and Urban Development (HUD) Programs, include the 2018 Annual Action

Commission District(s): ALL

The 2014-2018 Consolidated Plan for the Department of Housing and Urban Development (HUD) Programs, include the 2018 Annual Action Plan – Federally Funded, No Cost to the County

Information Contact: Allen Mitchell, Director

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PURPOSE:

To consider approving and authorizing the Chief Executive Officer to submit the Update of the 2014-2018 DeKalb County Consolidated Plan, including the 2018 Annual Action Plan to the U. S. Department of Housing and Urban Development. The total amount of the funds in 2018 from HUD, including program income is \$9,878,697.

NEED/IMPACT:

The 2018 Annual Action Plan includes funding for housing-related programs, economic development initiatives, infrastructure initiatives, homeless prevention assistance, childcare centers, youth programs, foreclosure prevention activities, and public facility improvements. The availability of 2018 HUD funds will enable the County to serve principally low-to-moderate income individuals, improve low-to-moderate-income neighborhoods, and stabilize neighborhoods.

FISCAL IMPACT:

The following amounts are reflected in the Congressional allocation for 2018 HUD Programs:

Community Development Block Grant (CDBG)	\$6,316,888
(\$5,249,506 from HUD and \$1,067,382 Program Income)	

HOME Investment Partnership Program (HOME)	\$3,314,513
(\$2,293,057 from HUD and \$841,456 Program Income)	

Emergency Solutions Grant Program (ESG)	\$ 427,296
Total Anticipated Funding	\$9,878,697

RECOMMENDATION:

To approve the DeKalb County 2018 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD); authorize the Chief Executive Officer to execute all necessary documents; authorize the Chief Executive Officer to execute the necessary Grant Agreements in the final amount by HUD; authorize payment to the Emergency Solutions Grant providers as approved in the Consolidated Plan; authorize the acceptance and appropriation of the program income from any sources that may be received which exceeds the projected amounts as indicated; authorize the Chief Executive Officer to appropriate funds to the Grant Fund; authorize amendments to the prior year Consolidated Plan and Annual Action Plan to add any approved projects and cancel projects that are no longer feasible or needed; and authorize the transfer of funds from the set-aside fund on an as-needed basis to cover any approved listed projects.

**COMMUNITY DEVELOPMENT BLOCK GRANT
2018 BUDGET SUMMARY
January 1, 2018 – December 31, 2018**

I.	2018 CDBG Allocation		\$5,249,506
	Projected CDBG Program Income	\$1,067,382	
	Total CDBG		\$6,316,888
II.	2018 HOME Allocation		\$2,293,057
	Projected HOME Program Income	\$ 841,455	
	Total HOME		\$3,134,513
III.	2018 ESGP Allocation		\$ 427,296
IV.	GRAND TOTAL		\$9,878,697

Program Policy for Program Income

1. Twenty percent of CDBG Program Income will be used for Planning and Administration. Up to 15% may be used for Public Service activities as outlined in the budget. The remaining balance will be used for other eligible activities.
2. Ten percent of the HOME Program Income will be used for Planning and Administration.
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 2014-2018 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 with to manage the Economic Development Revolving Loan Fund may retain the program income for approved loans programs for small businesses in DeKalb or return the funds to the County. The County must approved the loan fund programs that utilize County funds and program income generated from repayment of loans that were made with County funds.
6. Program income funds generated from the Housing Rehab Revolving Loan Fund will be returned to the County for other approved eligible activities.
7. HOME Program Income and Recapture amounts reflect availability as of the date of the development of this plan. Additional amounts received in 2018 will be reported in the 2019 Annual Action Plan and committed within 24 months of HUD allocation dates for 2019.
8. The County will commit its available HOME program income and recapture funds (\$841,455 as shown in the annual plan) for eligible projects. This commitment will occur within two years of the HUD allocation date for 2018 funds.
9. 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 2014-2018 Consolidated Plan or other approved eligible activities.

PUBLIC SERVICES

COC/Homelessness/Assistance

4. Africa's Children Fund, Inc.	\$23,000
5. CoC Coordinated Intake	\$25,000
6. Drug/Mental Health Court Housing Program	\$68,700
7. Furniture Bank of Metro Atlanta, Inc.	\$15,500
8. Jerusalem House, Inc.	\$30,000
9. Latin American Association, Inc.	\$23,000
10. Safe Haven Transitional, Inc.	\$10,000
11. TBRA Case Management	\$25,000
12. St. Jude's Recovery Center	\$42,000
13. Partnership for Community Action	\$20,000
14. Low Income Housing Assistance	\$30,000

Financial Literacy

15. New American Pathways	\$23,000
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Housing Counseling/Foreclosure Prevention

16. Atlanta Legal Aid Society, Inc.	\$60,000
17. Metro Fair Housing Services, Inc.	\$42,000

Sustainable Neighborhoods

18. Implementation of DSMI (Individual Clusters)	\$43,396
• Columbia Sustainable Initiative (\$8,000)	
• Cross Keys- CPACS, Inc. (\$8,000)	
• McNair –Habitat for Humanity DeKalb (\$8,000)	
• Towers –Partners in Action for Healthy Living, Inc. (\$8,000)	
• Expansion of DSNI (\$11,396)	

Youth/ Child Development

19. Our House, Inc.	\$ 75,000
20. Scottdale Early Learning, Inc.	\$ 23,000
21. Youth Voucher Set-Aside/Youth Programs	\$100,000

SUBTOTAL¹ **\$678,596**

¹ Amount cannot exceed 15% of the 2018 allocation amount of \$5,249,506 (\$787,425).

ADDITIONAL CDBG RECOMMENDATIONS

1. **Section 108 Loan Program** – The Community Development Department will consider the use of Section 108 Loan Program to finance the building of large scale eligible Capital Improvement Projects. The mechanism for repayment of these projects will be from the County General Fund and not CDBG funds. Specific project include:
 - Construction of a New Senior Center in District 4
2. The following projects are aligned with the goals and objectives of the 2014-2018 Consolidated Plan. If funds are available, these projects listed below will move forward in accordance with the County's priorities.
 - a. The Art Station Facility – Replacement of the existing roof on a County owned facility - \$273,000 (Since 2012)
 - b. Clarkston Community Center, Inc. – Assist in the completion of the renovation of the existing facility, leveraging other funds – \$628,060. Consideration of funding for the Clarkston Community Center facility expansion is contingent upon the agency's leveraging of \$628,060 through private foundation contributions and/or fundraising efforts. Based on the current funding level, we do not anticipate any HUD funding for this project in the immediate future. (Since 2012)
 - c. DeKalb Atlanta Senior Center – Possible acquisition or addition for the DeKalb Atlanta Center which is the first and oldest center in the County.
 - d. ACE -Loan servicing for County HOME and CDBG backed loans.
 - e. City of Pine Lake- Park renovation and water mitigation control- \$100,000.
 - f. International Rescue Committee, Inc. – Services for refugee youth ages 16-24, \$15,000.
 - g. Metro Atlanta Recovery Resources – Afterschool program for women who are in recovery treatment, \$23,000.
3. The Community Development Department Director may approve interchanging the use of HOME, CDBG, and ESG funds for projects as long as all program eligibility standards are met.
4. Any additional funding received may be used to assist with further implementation of the strategies outlined in the Quality of Life Plans (developed by the four clusters participating in the DeKalb Sustainable Neighborhoods Initiative) and/or actions that will focus on the five elements (Literacy, Job Readiness, Housing, Transportation or other Social Services) as defined in the PHLOTES report. Both initiatives will provide benefit to low and moderate income families in these areas.
5. CDBG funds will be used for any approved eligible activity as outlined in the 2014-2018 Consolidated Plan. Because CDBG regulations require program income to be used before Treasury funds are expended, flexibility with obligating program income is needed in order 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 as long as they meet eligibility requirements.
7. The DeKalb Performing Arts and Community Center was financed with bonds issued by The DeKalb Development Authority and other approved sources, including CDBG funds. The primary resources for the repayment is the designated rental car tax revenue. CDBG and

**HOME INVESTMENT PARTNERSHIPS PROGRAM - BUDGET SUMMARY
JANUARY 1, 2018 – DECEMBER 31, 2018**

2018 HOME Allocation \$2,293,057

31. HOME Program Administration (10% Set-Aside)	\$229,306
32. HOME CHDO Projects (15% Set-Aside)	\$343,958
33. HOME CHDO Operating (5% Set-Aside)	\$114,653
34. HOME-Eligible Projects	\$1,605,140

Funds are not designated for as specific project at this time. However, the following activities have been proposed and may be funded: Single-family Acquisition, rehabilitation and homebuyer sale of properties; Tenant Based Rental Assistance; Acquisition, rehabilitation or new construction of affordable rental housing; any other housing activities considered eligible under the HOME program regulations.

TOTAL HOME ALLOCATION **\$ 2,293,057**

NOTES:

1. Currently, there are five (5) certified DeKalb County Community Housing Development Organizations (CHDOs); ANDP, Inc., DeKalb Habitat Community Housing Development, The Alliance of DeKalb, Inc., Summech, and Resources for Residences. In addition to committing a minimum of 15% of our 2017 HOME allocations, the County may commit funds to CHDOs from its 2018 (\$343,958) allocation for the acquisition and/or rehabilitation of specific, eligible homebuyer properties or multi-family rental properties to be owned, developed or sponsored by qualified Community Housing Development Organizations (CHDOs). Funds in excess of the 15% minimum, may be committed if specific, eligible properties are identified and HOME funds are available. The County may allocate up to 5% (\$114,653) of its HOME allocation to eligible CHDOs for the operation of the CHDO. CHDOs will be selected during open application/certification processes. Selection may occur once or multiple times per year.
2. In order to ensure compliance with HUD's regulations regarding commitments and provide maximum flexibility in allocating HOME funds, the County only includes eligible categories of funding in the 2014-2018 Consolidated Plan rather than specific projects. The figures do not include prior year funds that may be available for these projects. If there is an increase in the HOME allocation and more CHDO funds are available, the funds will be designated for eligible uses as determined by the Community Development Department Director and the approval of the Chief Executive Officer.
3. The County will commit it available HOME program income and recaptured funds (\$899,105 as shown in the annual plan) for eligible projects. This commitment will occur within two years of the HUD allocation date for 2018 funds.

10. 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.
11. 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, 2018 – DECEMBER 31, 2018**

2018 Allocation \$427,296

AGENCY	Rapid Re-Housing	Street Outreach	Emergency Shelter Operations & Services	Homeless Prevention	HMIS	Admin.	Total
35. Breakthru House, Inc.			\$7,000				\$7,000
36. Decatur Cooperative Ministry, Inc.	\$62,000		\$52,000	\$37,000			\$151,000
37. Living Room				\$7,000			\$7,000
38. Rebecca's Tent			\$7,000				\$7,000
39. HMIS					\$32,000		\$32,000
40. Salvation Army - Peachcrest				\$20,000			\$20,000
41. Salvation Army – Red Shield	\$15,000		\$52,000				\$67,000
42. Traveler's Aid / HOPE Atlanta	\$20,000	\$40,000	\$20,000	\$24,296			\$104,296
43. Local Admin						\$32,000	
TOTAL	\$97,000	\$40,000	\$138,000	\$88,296	\$32,000	\$32,000	\$427,296

*The Emergency Solutions Grants program was previously known as the Emergency Shelter Grants Program.

OTHER

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 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.