

## HOME-ARP Allocation Plan Template

### Guidance

- To receive its HOME-ARP allocation, a PJ must:
  - Engage in consultation with at least the required organizations;
  - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
  - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
  - Affirmatively Further Fair Housing;
  - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
  - Anti-Lobbying;
  - Authority of Jurisdiction;
  - Section 3; and,
  - HOME-ARP specific certification.

**Participating Jurisdiction:** DeKalb County, Georgia

**Date:**

8/1/2022

### Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

***Summarize the consultation process:***

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In developing this Allocation Plan, the County deployed a multi-stage strategy to engage the community and stakeholders. The County published an online survey, convened HOME-ARP Public Information and Public Hearing meetings, interviewed representatives from organizations that served qualified populations, presented HOME ARP information, answered questions, and received comments from participants at CoC and other County meetings. The specific information collected about qualifying populations’ processes helped to strengthen existing relationships with housing and service providers, establish new collaborative relationships to increase coordination, and gather data and other information to help determine the County’s Allocation Plan priorities. This section summarizes the consultation efforts made by the County.

The County’s HOME-ARP stakeholders’ consultation, public participation, draft plan review, and comment period were conducted from June 20 to August 25, 2022. All related HOME-ARP documents were made in English, with instructions to contact the County’s Community Development Department for translation assistance. A survey was developed and distributed. A summary of the survey results is attached as Appendix A. The survey explored issues of fair housing, affordability, the needs of those experiencing homelessness, at risk of homelessness, and concerns of other vulnerable populations. When asked what populations the County should focus on for support XXX% of respondents selected families experiencing homelessness, at risk of homelessness, and low-income persons making less than \$XXX/year. (Respondents were able to select more than one category). Similarly, when asked to rank the most urgent needs in the County, more affordable housing and more support for people experiencing homelessness were ranked the highest. When asked what housing needs were most significant in the County, more emergency housing assistance for families experiencing homelessness and at risk of homelessness were selected as the top need, followed by new units for people making 80% of area median income and below.

The County held a Public Information Meeting and a Public Hearing to solicit input and consult with key stakeholders that serve and support the qualifying populations identified in the HOME-ARP Notice issued by HUD in September 2021. At these meetings, the County provided an overview of HOME-ARP including, the allocation amount (\$7,800,800), review of qualifying populations, discussed the eligible uses of funds, and described the required components of the HOME-ARP allocation plan, including the process and anticipated timeline for submitting the plan. Additionally, the required Public Comment Period was open for the required 15-days.

<b>Meeting Date</b>	<b>Meeting Topic</b>
June 16, 2022 6:00 pm	Public Information Meeting – HOME ARP Program Overview
August 10, 2022 6:00 pm	Official Public Hearing - HOME-ARP Draft Document
August 10-25, 2022	Public Comment Period

During the sessions, the County solicited questions, comments, and feedback about the eligible uses of funds through an interactive dialogue with participants. Meeting notices were posted on the County’s website and the local newspaper (The Champion).

Additionally, the Community Development Department provided information during consultation opportunities through their platforms and by direct messages to community partners. Overall feedback in these meetings primarily focused on the need for more shelters for families and wrap-around supportive services.

Finally, the County engaged agencies and service providers whose clientele include qualifying populations to identify unmet needs and gaps in housing and service delivery systems. The County interviewed ##### agencies.

The overall themes from these interviews included the need for more shelters and wrap-around supportive services to support an effective transition from homelessness to housing stability. Stakeholders noted that without critical supportive services and housing targeted at homeless households, the County will fall short of meeting the needs of the County’s most vulnerable populations.

***List the organizations consulted, and summarize the feedback received from these entities.***

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
Agency Name.	Type of Agency/Org.	Method of Consultation.	To be completed at end of public comment period
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.

If additional space is needed, insert image of table here:

## Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- **Public comment period: start date - 8/10/2022 end date - 8/25/2022**
- **Public hearing: 8/10/2022**

A public notice to announce the availability of the HOME-ARP Allocation Plan for public comment was posted in the Champion Newspaper on July 25, 2022, and the County’s website <https://www.dekalbcountyga.gov/community-development/home-arp>. A copy of the notice is attached to this Plan as Appendix B.

*Describe any efforts to broaden public participation:*

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Opportunities to provide input and participate in developing the HOME-ARP plan were advertised through County communication channels (newsletter, social media, and posting on the DeKalb County Community Development webpage and through partner organization networks. Partner organizations were encouraged to share information with their clients, staff, and other agencies.

Also, information about the community survey, community meetings, public comment period, and public hearing were shared through the following sources:

- DeKalb County’s Community Development Representative made a HOME-ARP presentation at CoC meetings
- CoC Veterans Committee Meeting
- Other Community Development Public Hearings (Annual Action Plan Public Hearings for its entitlement grants: CDBG, HOME, ESG, etc.)

The County distributed Public Hearing Notices directly to agencies that served residents with limited English proficiency and/or clients with disabilities. Public Hearing Notices provided instructions on requesting disability access and translation services. Also, the County discussed the provision of the services with these agencies.

Due to the ongoing concerns about the COVID-19 pandemic, Public Hearings, Public Information Meetings, and most other meetings were held virtually. Interviews were conducted in one-on-one sessions, either in person or via telephone.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

***Summarize the comments and recommendations received through the public participation process:***

Enter narrative response here.

***Summarize any comments or recommendations not accepted and state the reasons why:***

TO BE COMPLETED AFTER THE PUBLIC COMMENT PERIOD

**Needs Assessment and Gaps Analysis**

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

**OPTIONAL Homeless Needs Inventory and Gap Analysis Table**

<b>Homeless</b>													
	<b>Current Inventory</b>					<b>Homeless Population</b>				<b>Gap Analysis</b>			
	<b>Family</b>		<b>Adults Only</b>		<b>Vets</b>	<b>Family HH (at least 1 child)</b>	<b>Adult HH (w/o child)</b>	<b>Vets</b>	<b>Victims of DV</b>	<b>Family</b>		<b>Adults Only</b>	
	<b># of Beds</b>	<b># of Units</b>	<b># of Beds</b>	<b># of Units</b>	<b># of Beds</b>					<b># of Beds</b>	<b># of Units</b>	<b># of Beds</b>	<b># of Units</b>
Emergency Shelter	130	31	19	19	0								
Transitional Housing	33	13	30	30	0								
Permanent Supportive Housing	450	146	951	951	0								
Other Permanent Housing						114	42	6	0				
Sheltered Homeless						281	121	6	0				
Unsheltered Homeless						0	163	16	0				
<b>Current Gap</b>										0	0	163	163

**Suggested Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

**OPTIONAL Housing Needs Inventory and Gap Analysis Table**

<b>Non-Homeless</b>			
	<b>Current Inventory</b>	<b>Level of Need</b>	<b>Gap Analysis</b>
	<b># of Units</b>	<b># of Households</b>	<b># of Households</b>
Total Rental Units	126,915		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	26,130		
Rental Units Affordable to HH at 50% AMI (Other Populations)	21,015		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		21,020	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		19,110	
<b>Current Gaps</b>			86,785

**Suggested Data Sources:** 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

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In terms of population size, DeKalb County (764,382) is the fourth largest county in the Atlanta metropolitan area based on the 2020 Census. DeKalb County had the lowest population growth among the five metro Atlanta core counties between 2000 and 2020 (14.8%). Regarding race and ethnicity, non-Hispanic Whites comprised 28 percent in DeKalb County, and the Black population in DeKalb was 50%.

The needs assessment and gap analysis must evaluate the “demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations.”<sup>1</sup> The qualifying populations are as follows:

- Homeless
- At-risk of Homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Veterans and Families that include a Veteran Family Member
- Other Populations (Other Families Requiring Services or Housing Assistance to Prevent Homelessness and Households at Greatest Risk of Instability)

Several demographic characteristics overlap across the qualifying population categories defined in the HOME ARP Guidance. For this needs assessment section, two primary categories will be used, Homeless and At-Risk of Homeless. Within these large categories, the needs and gaps of other qualifying populations will be described.

#### Homeless Individuals

DeKalb County's Community Development, Continuum of Care, and HMIS Lead have developed a data dashboard using its Homeless Management Information System (HMIS). The homelessness data discussed below includes data points from this data dashboard.

## 2022 Homeless Count Numbers

Dept. of Housing and Urban Development requires communities conduct a Point in Time (PIT) Count every other year after sun set on a night during end of January

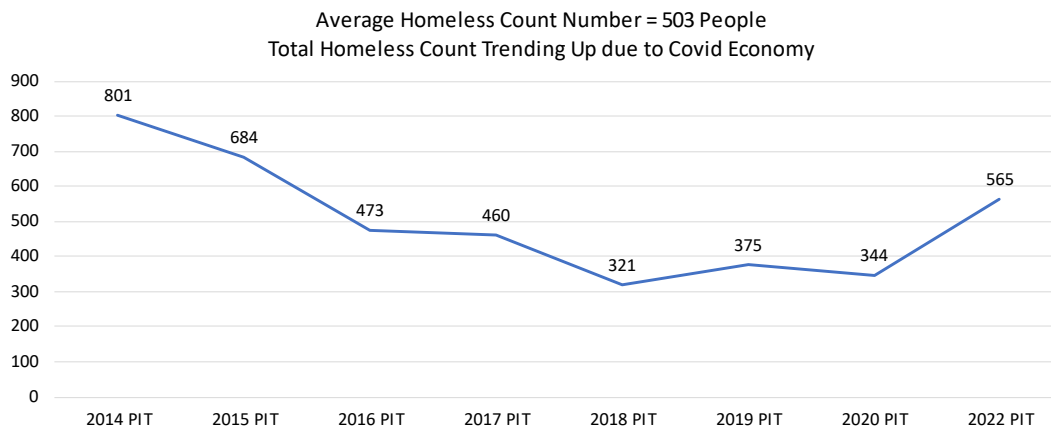
For 2022, the DeKalb County homeless count was conducted on Thursday, 2/17/22, due to Covid concerns in January

On 2/17/22, DeKalb County counted a total of 565 homeless people

- 163 people sleeping in unsheltered locations (Parks, Bus stops, Encampments, etc.)
- 402 people staying in sheltered locations (Emergency shelter & Transitional housing)

Using an annualized projection, it is believed that at least 2,147 people will be homeless in DeKalb County during 2022

## Homeless Count Trend



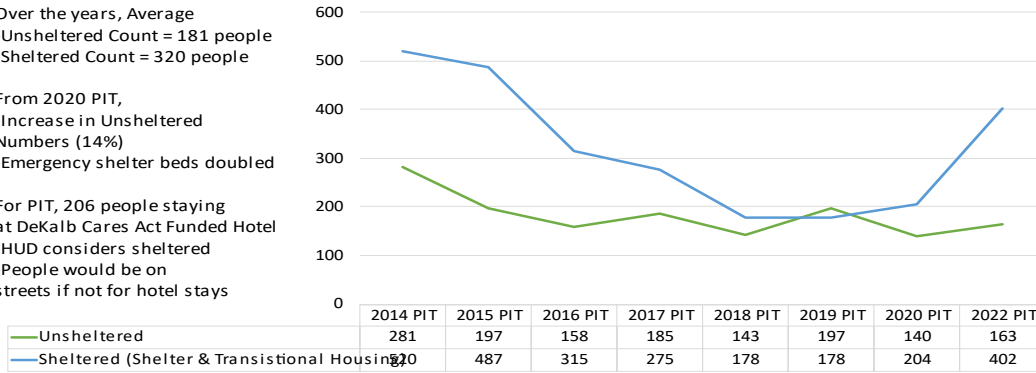


# Homeless Count Trend

Over the years, Average  
 -Unsheltered Count = 181 people  
 -Sheltered Count = 320 people

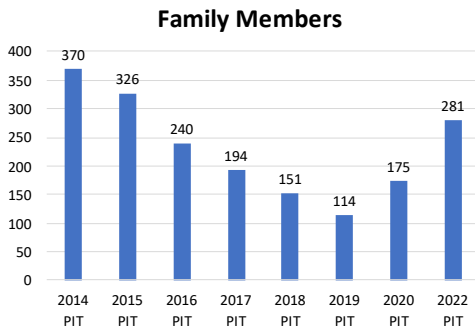
From 2020 PIT,  
 -Increase in Unsheltered Numbers (14%)  
 -Emergency shelter beds doubled

For PIT, 206 people staying at DeKalb Cares Act Funded Hotel  
 -HUD considers sheltered  
 -People would be on streets if not for hotel stays

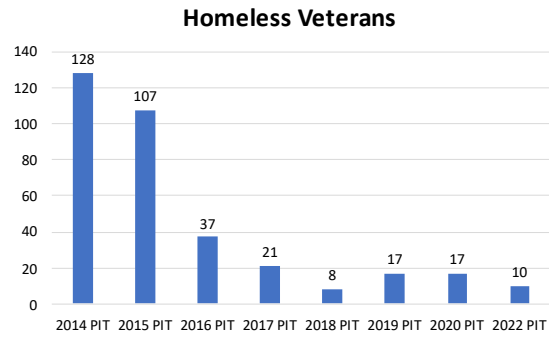


## Homeless Count/Survey: Characteristics

**Unsheltered Homeless: Primarily Single, African American Males (80%)**



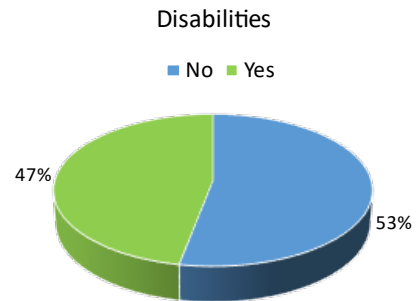
Family Members are Found in Sheltered Locations



In 2016, Achieved Functional Zero for Veterans

## Homeless Survey: Characteristics

Reasons Homeless	Multiple Answers Allowed
Economic (no job, lowinc)	19
Family (DV, death)	12
Housing (no affordable)	10
Chronic Health	7
Criminal	7
Mental Health	5
Alcohol/Drugs	4
Physical Health	4
Relocated	2
Aged Out of Foster Care	1



Nearly a Third are Chronically Homeless

## Homeless Count/Survey: Characteristics

### Unaccompanied Youth

PIT Counts	Number
2016	28
2017	19
2018	10
2019	11
2020	4
2022	23

### Youth Parent Households

PIT Counts	Number Households (Youth Headed)	Total Number (HH Members)
2016	12	29
2017	2	5
2018	2	7
2019	0	0
2020	5	12
2022	10	26

Increasing Number of Unaccompanied Youth and Youth Head of Households

# PIT Night Housing Inventory

Housing Type	Housing Inventory	PIT Count	Occupancy
Emergency Shelter	366	346	95%
Transitional Housing	63	56	89%
Permanent Housing (HCV, RRH, PSH)	1950	1852	95%



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## At-Risk of Homelessness

As defined in the HOME ARP Guidance, households at risk of homelessness are those with incomes below 30% AMI that does not have resources or family, friends, or faith-based support networks to prevent homelessness, and:

1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance,
2. Lives in the home of another because of economic hardship,
3. Has received a 21-day eviction notice,
4. Lives in a hotel or motel, not paid for with assistance from a charitable organization or government,
5. Lives in overcrowded conditions as defined by HUD, OR
6. Is exiting a publicly funded institution or system of care.

#### Experiencing Severe Housing Cost Burden at 0-50% AMI

Overall, about one out of three (31 %) households in metro Atlanta paid more than 30 percent of their household income for housing in 2019, according to the five-year 2015-2019 estimates from the American Community Survey.<sup>2</sup> About one out of five homeowners (21 %) and nearly half (49%) of renter households were cost-burdened in 2019.

The prevalence of housing cost burdens was more significant for households with income less than \$50,000 (about 83% of the metro area median, just slightly above HUD's 80% of AMI cut-off for defining low-income households). Overall, more than two-thirds (70%) of households with income less than \$50,000 were cost-burdened in 2019; half of the owner households (50%) and more than eight out of ten renter households (81%) were cost-burdened in metro Atlanta in 2019.

The areas with the most significant concentrations of cost-burdened households with income less than \$50,000 tend to be found in the core counties of Fulton, DeKalb, Cobb, and Gwinnett.

The cost burden indicates housing needs and the need for reduced rental costs. Renter households who pay more than 30% of their income for rent and utilities are considered cost burdened. In DeKalb County, households earning between 0-30% AMI are more likely to pay more than 30% of their income towards housing expenses.<sup>3</sup> Among all renters in DeKalb County who are cost-burdened at 30% income, 37% earn below 50% AMI (a total of 47,145 households).

**Cost-Burdened Households.** Even after ten years of economic expansion and the lowest unemployment rate in decades, the share of renter households with cost burdens in 2019 was down just four percentage points from the high of 2011. Since 2010 two important trends have emerged: First, the number of cost-burdened renter households now exceeds the number of cost-burdened owner households; Second, the affordability challenge is creeping up the income ladder with more moderate-income renter households becoming cost-burdened. The chart below reflects DeKalb County's cost-burdened statistics.

<sup>2</sup> Source: U.S. Bureau of the Census, American Community Survey 2015-2019 Five-Year Estimates.

<sup>3</sup> Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing costs are "select monthly owner costs," including mortgage payments, utilities, association fees, insurance, and real estate taxes.

Income by Housing Problems (Renters and Owners)	Rental Household has at least 1 of 4 Housing Problems	Owner Household has at least 1 of 4 Housing Problems
Household Income <= 30% HAMFI	21,020	7,990
Household Income >30% to <=50% HAMF	19,110	7,560
Household Income >50% to <=80% HAMFI	16,360	9,920
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	20,670	18,455
Household Income >30% to <=50% HAMF	18,765	8,080
Household Income >50% to <=80% HAMFI	15,375	2,170
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	7,860	6,525
Household Income >30% to <=50% HAMF	7,450	4,040
Household Income >50% to <=80% HAMFI	9,570	2,520

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.

According to 2014-2018 CHAS data, 40,130 renter households and 15,550 owner households are experiencing a severe housing cost burden, and these households earn less than 50% HAMFI. The chart above shows the income distribution of the estimated percent of all renters and owners who are severely cost burdened.<sup>4</sup> Moreover, the pandemic has exacerbated already challenging affordable housing issues and affected households earning 100% AMI and lower.

#### *COVID-19 Related Emergency Rental Assistance*

The pandemic disrupted rental markets during 2020, but most markets rebounded strongly in 2021, evidenced by near record-low vacancy rates and sharp rent rises. Asking rents in professionally managed apartments increased sharply in 2021, with year-over-year annual rent growth rising from 1.7 percent in the first quarter of 2021 to 10.9 percent in the third quarter.

Atlanta ranked ninth among the top 30 metro areas in year-over-year rent growth for all asset classes in 2021.

Many of the eligibility requirements for the U.S. Department of Treasury's Emergency Rental Assistance Programs overlap with HOME APR eligibility requirements, including:

<sup>4</sup> Severe Cost Burden: renter households for whom gross rent is 50% or more of household income.

- At risk of homelessness or experiencing housing instability (e.g., past due notice, non-payment of rent, or eviction notice) and
- A household income less than 80% AMI.<sup>5</sup>

Data from the DeKalb County's Emergency Rental Assistance Program can help quantify those individuals and households in DeKalb County that are housing insecure. According to the Emergency Rental Assistance Program reporting required by the U.S. Department of the Treasury, DeKalb County has over \$71.6 million in payments.

- Between January 2021 and January 2022, 2,637 households in DeKalb County received rental assistance.
- The average amount of assistance was just under \$27,153 per household.<sup>6</sup>

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

According to a March news release, Gov. Brian Kemp has said the state had a 92% increase in sexual assault incidents. The DeKalb County Solicitor-General says nearly one-third of the 13,000 misdemeanor cases she prosecutes yearly is domestic violence. And the number of cases is on the rise.

The Women's House, which serves victims of domestic violence and sex trafficking in DeKalb and Fulton, also helps women who live anywhere in metro Atlanta reports that since March 1, 2020, it has seen a 42% increase in domestic violence crisis calls and 4,130 calls to its 24-hour hotline through April 23, 2022.

Furthermore, according to the Georgia Commission on Family Violence, Judicial District Four within the State of Georgia, which is comprised of DeKalb County, throughout the five-year reporting period, the rate of family violence incidents reported to law enforcement increased by 4.9%. 14,722 family violence incidents were reported in Judicial District Four from 2013-2017.

The Georgia Bureau of Investigation says that human trafficking is becoming more common across the state and metro Atlanta and that DeKalb County has some of the highest human trafficking rates in the state.

Veterans and Families that include a Veteran Family Member

According to the Veterans Population 2022 County-level Count, 41,917 Veterans in the County, and the total Expenditure on Veteran was \$620,007, according to the National Center for Veterans Analysis and Statistics. In Georgia, DeKalb County is ranked 58th of 159 counties in Veterans Affairs Departments per capita and 1st of 159 counties in Veterans Affairs Departments per square mile. Veterans can qualify for several benefits, from medical help for those who suffered injury due to their service to pensions and money for education or job retraining.

#### Other Populations

HOME ARP defines “Other Populations” to include those who:

- Are currently housed and at risk of repeat homelessness,
- Have incomes below 30% AMI and are experiencing severe housing cost burden, AND
- Otherwise meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI.

<sup>5</sup> While 80% AMI is the upper limit of assistance, many state and local ERA programs have developed systems to prioritize assistance for households earning 30% AMI.

<sup>6</sup> Emergency Rental Assistance monthly compliance report data:

<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program/reporting>.

***Describe the unmet housing and service needs of qualifying populations, including but not limited to:***

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***  
***and,***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

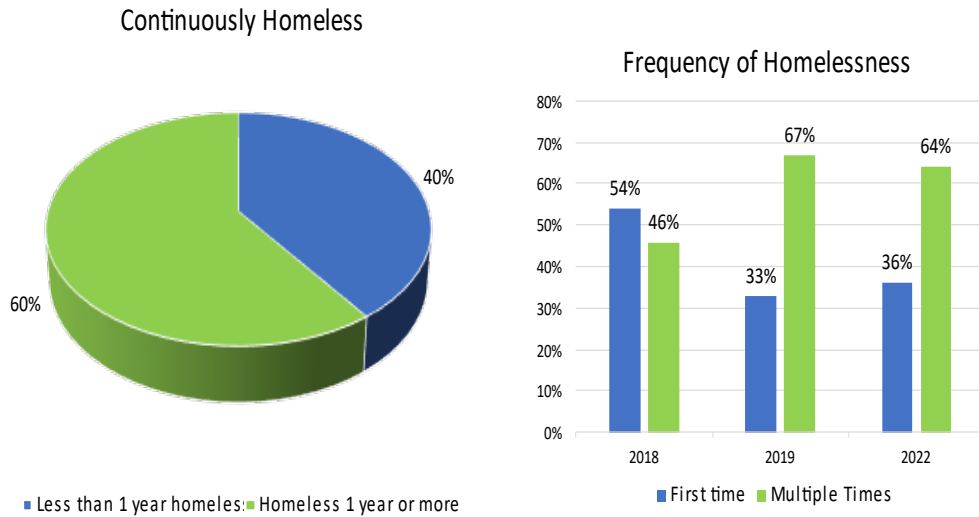
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#### Sheltered and Unsheltered Homeless Populations

On 2/17/22, DeKalb County counted a total of 565 homeless people. There were 163 individuals in unsheltered locations, and 402 were staying in sheltered locations. By using an annualized projection, it is believed that at least 2,147 individuals will be homeless in DeKalb County during 2022.

#### Currently Housed and At Risk of Repeat Homelessness

# Homeless Survey: Characteristics



DeKalb County Community Development Office PIT indicates that 36% were first-time homeless individuals, and 64% were repeated homeless individuals within a 12 to 24-months period.

## Other Families Requiring Services To Prevent Homelessness and Experiencing Severe Housing Cost Burden at 0-30% AMI

According to 2014-2018 CHAS data, 21,020 renter households and 7,990 owner households are experiencing a severe housing cost burden, and these households earn less than 30% HAMFI.

Otherwise, meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%
Household Income <= 30% HAMFI	20,670	18,455
Household Income >30% to <=50% HAMF	18,765	8,080

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.



***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:***

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**Congregate and Non-Congregate Shelter Units**

There are approximately 2,379 total beds offered for the homeless by multiple agencies in DeKalb County. This bed count includes the entire array of beds offered to homeless households.

The information below shows the number of beds by category available on February 17, 2022.

Category	Number of Beds
Emergency Shelter	366*
Transitional Housing	63
Permanent Housing (HCV, RRH, PSH)	1950

\*Includes approximately 206 temporary emergency shelter beds funded through ESG-CV. Beds are not available after September 2022.

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.

Unlike many coordinated entry systems, DeKalb Coordinated Entry also provides referrals directly to emergency shelter facilities on a first-come-first served basis based on space availability and shelter requirements. Participants are not prioritized for shelter participation. If shelter space is unavailable, coordinated entry develops a waitlist and refers from the wait list (on a first-come, first-served basis) as space becomes available.

This approach means that households who are homeless and at-risk of homelessness are identified early, screened, and connected with the appropriate intervention or match possible that addresses their immediate needs.

**Supportive Services**

According to a study conducted by Emory University, supportive service provision for homeless and low-income households is extremely limited within the county due to a lack of dedicated resources for homeless and at-risk households at the state and local levels. 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. Most homeless prevention efforts involve assistance with housing costs or case management and advocacy.

Furthermore, 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 comprises case managers, mental health workers, substance abuse counselors, specially trained police officers, and homeless service providers. The PATH team works with housing providers and County funded street outreach workers to engage homeless persons and guide them to appropriate services.

DeKalb County also works closely with 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 continue to provide information and training to the service providers on how their staff can assist clients in accessing mainstream benefits.

#### Tenant-Based Rental Assistance

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, over 9,400 subsidized units are available in the county, housing nearly 25,000 individual residents. According to the most recent Consolidated Plan, DeKalb County operates 5,080 TBRA vouchers.

#### Affordable and Permanent Supportive Rental Housing

There are approximately 1401 units of permanent supportive housing beds in DeKalb County. This housing is provided through Veterans Administration VASH vouchers (796 vouchers), CoC permanent supportive housing (605 beds), and approximately 549 additional permanent housing beds.

The DeKalb Housing Authority and DeKalb CoC collaborated during 2021 and early 2022 to offer 113 Emergency Housing Vouchers. These vouchers were available to residents who were homeless, at risk of homelessness, or fleeing domestic violence. Clients were referred for vouchers through the CoC Coordinated Entry process or directly from domestic violence providers.

DeKalb County offers loans funded through the HOME Investment Partnership Program to developers for the development of affordable units for residents at or below 80% AMI. Currently, there are approximately 600 HOME units in DeKalb County.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

DRAFT

Shelter

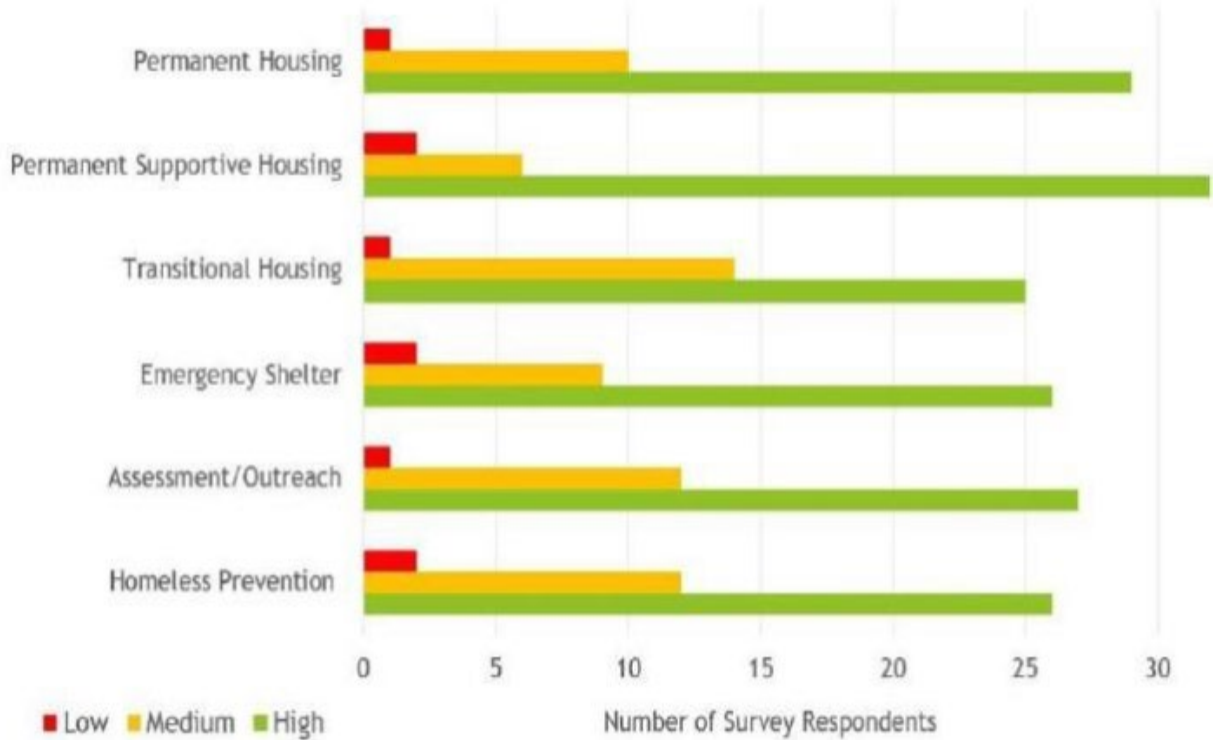
The 2022 Point-In-Time Count and Survey indicated 565 homeless persons in DeKalb County on the night of the Count. Of that number, there were 281 family members in households with children. All households with children were sheltered. An additional 120 individuals were sheltered, and 163 individuals were unsheltered. At the time of the Count, DeKalb County offered 206 overflow beds (non-congregate temporary emergency shelter beds). These overflow beds are scheduled to expire in September 2022. It is apparent that the number of unsheltered persons will increase with the expiration of the overflow beds. In fact, in July 2022, Coordinated Entry received more than 92 requests for emergency shelter beds that could not be satisfied. Ninety-two requests were made by households containing children.

Information from interviews and Coordinated Entry reveals that there is a need for additional beds in all other categories of housing (PSH, TH, RRH). However, the need for shelter beds is striking. There's only one permanent shelter facility within the DeKalb County entitlement area.

Homeless Populations

Housing and services for homeless people were consistently ranked as priority needs by community members who participated in the DeKalb Consolidated Plan Citizen's Input Survey. Survey results indicate high levels of demand for all homelessness services, including access to homeless and emergency shelters, permanent supportive housing, permanent housing, assessment and outreach, homeless prevention (including financial assistance for necessities such as food and utilities) and rapid rehousing, transitional housing, wraparound services, and services for homeless youth and youth aging out of foster care. Survey results ranked permanent supportive housing as the highest need for homelessness, followed by permanent housing (see "Homeless Needs from the 2019-2023 Consolidated Plan Citizen Input Survey Results"). Survey participants emphasized the need for various homeless support services, ranging from rapid rehousing to permanent housing to support homeless individuals and families in various situations. Results also noted the need for cold weather planning (shelter) for homeless individuals and families in the county.

**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. 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 various income levels. Regarding public facilities, survey results prioritized health centers, homeless centers, and youth centers. Childcare centers were also ranked as a high priority and essential economic support for homeless families and families at risk of homelessness.

**At Risk of Homelessness**

Cost burden indicates housing need and the need for reduced rental costs. Among all renters in DeKalb County who are cost-burdened by 30% income, 20,670 households earn below 30% HAMFI, and 18,455 households had a cost burden of less than 50%. According to 2014-2018 CHAS data, 18,765 renter households were experiencing a severe housing cost burden; 8,080 of these households earn less than 50% AMI.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%

Household Income <= 30% HAMFI	20,670	18,455
Household Income >30% to <=50% HAMF	18,765	8,080

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice.

According to the Georgia Commission on Family Violence, Judicial District Four within the State of Georgia, which is comprised of DeKalb County, throughout the five-year reporting period, the rate of family violence incidents reported to law enforcement increased by 4.9%. 14,722 family violence incidents were reported in Judicial District Four from 2013-2017.

### Other Populations

DeKalb County’s special populations include the elderly, frail elderly, domestic violence victims, residents with a diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis unmet needs 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, 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.

### Gaps within Current Shelter and Housing Inventory and Service Delivery Systems

#### Shelter Units

There is one full-time emergency shelter within the DeKalb County entitlement area. This shelter provides 31 beds for households with children. All beds may not be utilized when household configurations do not allow merging families within rooms. This inadequate bed supply caused the County to contract for beds in downtown Atlanta. This contracting situation causes additional problems, as children experience early morning departures (6 AM or before), long bus rides to school, and late afternoon drop-offs (after 6 PM) at the shelter.

The 2022 Point-In time count and Survey showed that 281 family members in households with children were homeless. All families with children were sheltered; however, DeKalb County operated an overflow shelter (non-congregate temporary emergency shelter) during the period with 206 beds. The overflow beds are temporary and cannot be funded after September 2022. Without overflow beds, a sizable number of households will be unsheltered. According to Coordinated Entry, in July 2022, 91 families requested shelter. These households were reported

as unsheltered in the PIT count reported by the CoCs in 2022. Through consultation with CoCs and the county, it was noted that some communities might have a greater need for non-congregate shelters to help get people off the street and provide services so they may transition to affordable units in their community. The primary shelter capacity gaps are an insufficient number of:

- Low-barrier shelter beds
- Shelter spaces for families with children

Further, a segment of the population experiencing homelessness does not access shelter for valid reasons, including causes such as separation from family and partners/pets/possessions, the impact of congregate shelter on their mental health, and general discomfort with the shelter system.

Factors compound the shelter capacity gap outside of the control or influence of the homeless services system:

- The ongoing pandemic requires non-congregate shelter space to mitigate community spread
- In instances of severe weather where lack of shelter is dangerous to individuals' health
- Generalized other factors such as stagnated wages, the rising cost of housing, the low vacancy rate, and a lack of behavioral health resources

### Supportive Services

Stakeholders interviewed for this plan noted the need for increased support services for those experiencing homelessness and those at risk of homelessness. The lack of a dedicated funding stream for mental health and wrap-around services is critical to client stability and achieving successful outcomes. DeKalb County has no general fund support for supportive services for the homeless. Efforts to expand Medicaid to include housing support for homeless households have proved unsuccessful.

### Tenant-Based Rental Assistance

Current residents in public and other assisted housing units are most immediately in need of opportunities and support to grow and attain 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.

### Permanent Supportive Housing

As many people with disabilities live on limited incomes, often just a modest \$771/month SSI payment, there are few options other than public housing. This population needs the availability of additional units with accessibility features.

The 2019-2023 Consolidated Plan Citizen Input Survey results indicate housing and services for homeless people were consistently ranked as priority needs by community members who participated in the survey. Survey results show high levels of demand 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.

***Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:***

DRAFT

There is a need for homeless support services, ranging from emergency shelter to rapid rehousing to permanent housing to supportive services for homeless individuals and families in various situations. Results also noted the need for cold weather planning for homeless individuals and families in the county. The CoC members also 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.

***Identify priority needs for qualifying populations:***

DRAFT

The following priority needs have been identified for qualifying populations:

- Services to address supportive wrap-around services needs for individuals fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Services for those experiencing homelessness and at risk of homelessness
- Low barrier shelter options for those experiencing homelessness
- Non-congregate shelter facility for families or veterans with family members experiencing homelessness

***Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:***

DRAFT

The research conducted for this plan involved the review of information from the 2022 Homeless Point in Time Count and Survey, DeKalb County Housing Inventory Chart, DeKalb Performance Measurements (provided to HUD), Emory University study of rental housing in DeKalb, several recently completed studies related to homelessness or households at risk of homelessness, and other vulnerable populations, housing stability, affordable and workforce housing in DeKalb County, as well as documents and data made available from several county departments and agencies. Many national studies and reports on homelessness were also examined and incorporated into the analysis. To provide a more granular view of homelessness and housing affordable in DeKalb County, the plan also includes compiled data from several nationally available sources, such as the American Community Survey, the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (special tabulations of the ACS data), other HUD data sets, and the National Housing Preservation Database, among others. Additionally, information was collected from agencies and providers serving qualified populations.

## **HOME-ARP Activities**

***Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:***

DRAFT

DeKalb County will comply with the requirements applicable to the expenditure of the federal grant funds found in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements (2 CFR 200). The County's Community Development staff shall identify applicable federal requirements and implement them with the County's Contract and Purchasing Department.

DeKalb County plans to use HOME-ARP funds for two activities, as shown below.

1. The development of a non-congregate shelter to serve households with children. This plan is in response to input from agencies, school systems, and organizations serving qualified populations, along with evidence of the impact of the emergency shelter gap on households with children. For shelter development, the County will use its vendor selection process to identify an agent to procure the property and the non-congregate shelter development team. The County plans to procure shelter management (with shelter operation experience) through its Procurement process.



2. Supportive services for the qualifying populations. The County will accept applications through its normal competitive application process (as with CDBG, ESG, and other funds). To ensure that all qualifying populations are served, the County will select multiple non-profit agencies that serve qualifying populations to administer programs that address individuals' needs. These services may include case management, housing search/navigation, and domestic violence counseling/case management to assist homeless individuals. The County will ensure that all individuals from the qualifying population can be served by the agencies selected.

All purchasing and contracting will be accomplished according to County procurement requirements, in accordance with 2 CFR 200, Georgia Code. County procurement methods are documented in the County's Procurement and Business Operations Manual. To the extent they conform to federal law, the County's plans will also reflect state and local law. Purchases or leases shall be made to obtain the product that best meets the County's needs at the lowest reasonable cost and best value through the bidding process. The County's purchasing process is determined by the highest ranked proposer or lowest price from a responsive bidder.

***If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

DRAFT

The County will not directly administer HOME-ARP activities. The County will not allocate funds to a subrecipient contractor to administer the entire HOME-ARP grant.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ 320,000 Proposed		
Acquisition and Development of Non-Congregate Shelters	\$ 6,310,680 Proposed		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ #		

Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 1,170,120 Actual	# %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 7,800,800</b>		

***Additional narrative, if applicable:***

DRAFT

Distribution of HOME-ARP funds in accordance with priority needs

In accordance with the Needs Assessment and Gaps Analysis in Section 3, \$320,000 of the County’s HOME-ARP funds will be targeted to provide intensive, wrap-around supportive services for all Qualifying Populations. The provision of supportive services will meet the critical needs of Qualifying Populations.

Additionally, \$6,310,680 of the County’s HOME-ARP funds will be to develop an NCS. The County feels these unique one-time funds will have the most significant long-term impact on DeKalb County by being used to acquire and develop an NCS. The County will consider revising its practices to provide for a portion of its annual allocation of ESG to be used to support NCS shelter operations. Such planning will be reflected in future One Year Action Plan submissions.

As noted in the Data Analysis section, DeKalb County needs shelter and supportive wrap-around services for Qualifying Populations for HOME-ARP.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

DRAFT

As noted in the Data Analysis section, DeKalb County needs NCS and supportive wrap-around services for Qualifying Populations. The Homeless Needs Inventory and Gap Analysis PIT count shows the homeless population is larger than the share of emergency shelter and transitional housing units. There is only one 31-bed emergency shelter facility within the DeKalb County entitlement area. According to DeKalb Coordinated Entry, this shelter is designated for households with children but is frequently at capacity. DeKalb County contracts for shelter beds for families with children in another jurisdiction, causing long commutes to and from school. According to the contracted shelter provider, this situation is untenable for children and supporting parents.

Also, there are no permanent beds for women within the County’s entitlement area. A consultation with representatives from the Veterans Administration regarding unmet needs revealed that emergency shelter beds for women, especially veteran women, are sorely needed.

## HOME-ARP Production Housing Goals

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

The County will not produce affordable rental housing units with its HOME-ARP allocation.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:***

The County will not produce affordable rental housing units with its HOME-ARP allocation.

## Preferences

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

DRAFT

DeKalb County does intend to establish a preference for its non-congregate shelter. The non-congregate shelter will serve homeless households with children and single women.

The County does not plan to establish preferences for qualifying populations or subpopulations in providing supportive services.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

DRAFT

There is only one 31-bed shelter for households with children in the DeKalb County entitlement area. Establishing a non-congregate shelter for families with children and single women experiencing homelessness will prevent the lengthy transport of children who attend school, encourage attendance, and improve school performance. There are no permanent shelters for women within DeKalb County. During their interview, VA representatives stated that there was a severe need for emergency shelter for women, especially women who are veterans, in the County.

For supportive services, the county will not require any preferences. The County will provide supportive services funding to agencies that serve individuals in the qualifying population.

*If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:*

DRAFT

Surveys indicate that supportive services are a principle need of the qualifying population. The County will provide HOME-ARP supportive services funding to agencies for supportive services (case management, counseling services, housing search, or outreach for qualifying populations).

## **HOME-ARP Refinancing Guidelines**

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

DRAFT

The County does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

N/A

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

N/A

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

N/A

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

The County does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

- ***Other requirements in the PJ's guidelines, if applicable:***

N/A