



Second Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The Financial Summary CO4PR26 can be found in Part IV of the 2009 CAPER. The Master Lists reflecting funds expended during 2009 by CDBG, HOME and ESG activities can also be found in Part IV of the 2009 CAPER.

GENERAL

2009 Executive Summary

Program Year 2 CAPER Executive Summary Response

DeKalb County, Georgia is home to approximately 737,093 persons, based on the 2007 Census population data. During 2009, the County made significant progress in addressing the goals and objectives set forth in the Consolidated Plan for HUD Programs. DeKalb is Georgia's second largest county and ranks as the 80th in the United States, based on population. Our population includes over 64 spoken languages and a melting pot of communities—including Asian, Hispanic, European, and African. It is the most culturally-diverse County in the State of Georgia. A County as diverse as ours has particularly difficult challenges meeting the needs of all of its citizens when facing the levels of economic instability we have faced over the past two years. Under the leadership of the DeKalb County CEO and Board of Commissioners, improving the services provided to the County's residents remained a major focus. Emphasis has been placed on addressing the needs of the County's diverse population.

During 2009, the rate of foreclosures continued to escalate within DeKalb and throughout the Nation. In our continued efforts to help stem the tide of home foreclosures, the County, in partnership with various housing counseling agencies, and other stakeholders, continued to provide public education and awareness activities with an emphasis on counseling and work-out arrangements with lenders when loans are in default.

The Community Development Department participated in a number of foreclosure initiatives designed to help stabilize the communities within our County. Some are set forth below.

- (a) We hosted an NSP informational meeting at St. Philips AME Church in January and at The Maloof Auditorium in February as well.
- (b) In March, the CD staff attended a series of Department of Community Affairs NSP meetings in efforts to learn how to partner with the State.
- (c) In April, the CD Department participated in a county-wide First Time Home Buyer workshop and was able to share our Down Payment Assistance information with over 200 potential new homeowners.

- (d) We co-hosted a DeKalb Housing Refugee Home Buyer workshop at the Clarkston Library.
- (e) We participated in Congressman Johnson's (US House of Representatives- Fourth District) Town Hall meeting which was held at Salem Bible Church.
- (f) Throughout the remainder of the year the CD Department remained active in the community.
- (g) We assisted the Georgia Homeownership Alliance with an annual housing summit at Cobb Galleria where over 650 citizens came for information on purchasing and preserving homes.
- (h) We participated in a Home Preservation Expo at Atlanta Tech and over 500 homeowners participated.
- (i) We participated at the Atlanta Civic Center Housing Forum.
- (j) We served as a vendor at the RRC Home Preservation workshop.
- (k) We partnered with NACA to host a DeKalb Employee Home Preservation workshop.
- (l) We participated in town hall meetings and getting informational flyers out to the community re: flood/disaster assistance/GEMA and community meetings with Commissioner Lee May.

DeKalb County has been allocated \$18,545,013 in Neighborhood Stabilization Program (NSP) funds to implement its local program. The NSP Substantial Amendment to the 2008-2012 Consolidated Plan, along with subsequent responses to questions from HUD, sets forth the County's plan to use NSP funds. The HUD NSP will assist DeKalb County's current efforts to stabilize and preserve communities most devastated by foreclosure. The Program provides emergency assistance to DeKalb County for the purpose of acquiring, rehabilitating, and redeveloping foreclosed properties that might otherwise become sources of abandonment and blight within communities.

In an effort to add more dimension to the program and to address the mortgage needs of those who put their lives in harms way every day for the County, The DeKalb NSP Officer Next Door and First Responder Second Mortgage Program kickoff occurred on October 19, 2009. The County established a funding Set-Aside in the amount of \$2.5 million dollars. This program is designed to create an incentive for DeKalb police officers and first responders to purchase an affordable home in DeKalb County. We have received tremendous support for the program and anticipate an increase in loan activity from our police officers and first responders in the following quarter.

On October 13, 2009 DeKalb County Board of Commissioners awarded a contract to Real Estate Alliance Partnership/Pellerin & Salomon Real Estate Services, LLC (REAL) for \$2.5 million dollars. The contract was actually executed on November 11, 2009. They have the responsibility for implementing the NSP program in the municipalities of DeKalb County, and will assist the County with acquisitions, rehabilitation and disposition of foreclosed homes.

REAL and DeKalb have continued to engage critical stakeholders in the planning and implementation phase of the program. We have toured with the respective Mayors of each municipality to gain additional insight into their neighborhoods impacted by foreclosures.

Equally important in the stabilization of neighborhoods and communities is empowering citizens to do more. Grass roots involvement is the key to sustaining

property values and combating crime in our neighborhoods. Under the direction and vision of DeKalb CEO Burrell Ellis, the Office of Neighborhood Empowerment (ONE) was formed. The purpose of the ONE is to cultivate the exchange of dialogue between communities and government. The ONE's governance priorities include strengthening and stabilizing neighborhoods, increasing green space, operating great parks and recreation facilities for our citizens, making important transportation and traffic improvements, and undertaking green initiatives for the benefit and sustainability of the environment we share.

In 2009, efforts to address homelessness remained a high priority. The collaborative initiatives of the Tri-Jurisdiction and Homeless Assistance Grant funds allowed the addition of 42 in DeKalb County. DeKalb County, in collaboration with other Tri-J jurisdictions (City of Atlanta and Fulton County), competed in the 2008 Tri-J SuperNOFA application process for HUD's Homeless Assistance Grant. Tri-J funded agencies submitted their final applications to Tri-J in August 2008. In February 2009, HUD awarded \$9,408,317 to Tri-J agencies. Additionally, the County participated in the Tri-J biennial census of homeless individuals and families on January 23, 2009. The homeless count revealed that there were 7019 homeless individuals in the Tri-J area and 583 homeless individuals in DeKalb County. There was a 2% increase in the total number of homeless individuals in the Tri- J area since 2007.

Furthering the collaborative efforts of the DeKalb Continuum of Care, the County implemented its \$2,359,998 HPRP program using the access method established in 2008 by agency work groups. Fourteen agencies were sub recipients in the HPRP program; distributing funds to help those who were homeless to become re-house and prevent homelessness among eligible residents who were at risk of becoming homeless. To comprehensively serve applicants needs, agencies ensured that all applicants were appropriately referred to mainstream providers and other agencies.

DeKalb County continued its emphasis on creating suitable living environments across the county. Efforts to impact the daily lives of all residents remain a high priority for DeKalb. During 2009, the Community Development Department continued working in partnership with the Board of Commissioners, Senior Connections, the County's Green Space team, the Human Development staff, the Public Works Department, other County Departments and other organizations to further the planning efforts for the new North DeKalb Senior Community Center, the Central DeKalb Senior Center, and the South DeKalb (Candler Road) Senior/Community Center. This partnership focuses on creating a feasible solution for citizens in these areas who currently lack access to appropriate community facilities. During 2009, the County received a HUD Section 108 Loan Guarantee in the amount of \$14 Million in order to pursue these endeavors. The Section 108 loan will be used to finance land acquisition, soft costs and construction costs for the North DeKalb Community Center and the new Central DeKalb Senior Center, respectively. The Central Senior Center is currently being evaluated for public-private partnership potential. The South DeKalb (Candler Road) Community Senior Center financing strategy utilized regular CDBG funds for the land acquisition. The land acquisition for the South DeKalb Community/Senior Center is complete and the soft costs and construction for this project will be funded through the Section 108 loan.

Additionally, we participate in the Steering Committee for the Life Long Communities Initiative where focus is transportation and housing for seniors.

With the allocation of CDBG-R funding, the County has also begun the process of providing needed resources for infrastructure improvements within the entitlement area to include other municipalities and agencies. During 2009, the County received its CDBG-R allotment of \$1,543,000 in stimulus funding. The availability of CDBG-R funds will assist the County in financing hard development costs associated with infrastructure improvements and activities that stimulate job creation and long-term economic benefit.

CDBG-R funding has been earmarked for the following projects:

- City of Stone Mountain – Installation of a new drainage pipe at Sheppard Way
- City of Doraville – Installation of new sidewalks along Central Avenue.
- Friends of Disabled Adults & Children Too, Inc. (FODAC) – Renovation of Facility
- DeKalb Fire & Rescue; Fire Station #10 – Renovation/modernization of an existing Fire Station

Another major accomplishment for DeKalb is the opening of the Porter Sanford III Performing Arts and Community Center. The inaugural event for 2009 was the January 9th Movie Premiere “4 Minutes.” Citizens throughout South DeKalb turned out to support the Center for its opening event. Other noteworthy performances included the play, “A Change is Gonna Come” – The Sam Cook Story and the Americolor Opera Alliance. Several Community Service events were also conducted during 2009, including the DeKalb County Planning and Development Workshop, an event for the Green Commission, the DeKalb County Parks & Recreation Citizen Advisory Board Retreat, and the DeKalb County Senior Olympics.

A brief summary of additional major activities and programs for which funds were expended during 2009 is presented in this section.

(Note: To make this summary more user-friendly for our citizens, some projects may have been placed under “Economic Development.” To comply with Federal Regulations, these projects are categorized appropriately in the Annual Action Plan.)

CDBG PROGRAM

In 2009, the County made significant progress in addressing critical issues affecting housing affordability, fair housing, senior citizens, predatory lending, and economic viability of neighborhoods. The County continued to deal with home foreclosures that escalated throughout the country in 2009. The County, in partnership with various housing counseling agencies, continues to provide public education and awareness activities with an emphasis on counseling and work-out arrangements with lenders when loans are in default.

I. Public Facilities and Improvements

The status of these projects follows:

City of Clarkston – CDBG funds were allocated to the City of Clarkston for to hire a professional consultant to provide support for the City’s Livable Centers Initiative (LCI) and other Economic Development and Capital Improvement Projects. In 2009, the City identified an agency to complete this LCI project for them.

DeKalb Fire and Rescue, Fire Station #10 – The fire station is located at the southwest corner of DeKalb County on Constitution Road. The defined service areas for Fire Station 10 served more than 51% low- and moderate-income persons. The current facility needs renovation and modernization to meet community needs. The proposed project is to expand the building to accommodate the larger-sized fire engines and emergency rescue equipment currently used by the County and to house/support additional male/female fire and rescue personnel in a more modern and efficient coed dormitory type-facility. The preliminary design has been completed, and construction is anticipated to begin in 2010.

Our House, Inc. –The Agency received funding from private foundations to build a new additional building on the site to expand day care center capacity. The completion of the new building project allowed the agency to serve an additional thirty-seven (37) children on a daily basis. The new addition to the building was completed and occupied in November 2008. The renovation of the existing building utilizing CDBG funds was completed in March 2009, all funds were drawn down, and the project was closed.

Porter Sanford III Performing Arts and Community Center – The Porter Sanford III Performing Arts and Community Center is located on Rainbow Drive. It consists of approximately 35,000 square feet with a 500-seat auditorium/theater, a “Black Box” theater with 104 seats, a community room, classrooms, visual art display areas, state-of-the-art equipment, and a lobby for community functions that will accommodate approximately 200 citizens. The primary performing arts focus is music; however, the facility will easily accommodate all other aspects of the arts arena. The community has access to the facility for arts performances and community-sponsored events and an array of educational offerings geared to all age groups. A “Sneak Preview and Celebration of the Arts” was held in December 2008. The grand opening was held in January 2009.

II. Public Services

Atlanta Legal Aid Society, Inc. – Legal services were provided for **486** DeKalb County households with CDBG funds during 2009. The agency also participated in a number of educational activities and homebuyer seminars on foreclosure and fraud prevention. Atlanta Legal Aid has provided assistance to a total of **89** seniors. Thirty five (**35**) were pending for Reverse Mortgages, **13** were valid cases, and thirty four (**34**) were provided legal advice.

Belvedere Healthy Eating Active Living Initiative – In 2009, the Healthy Belvedere organization held a Neighborhood Summit where more than 100 residents came together to outline a strategy for healthy eating and active living in the community. Community Development assisted the organization in applying for funding from the PATH Foundation to complete the design for a trail from Shoal Creek Park I to Shoal Creek Park II in an effort to provide a safe walking trail for the community.

Consumer Credit Counseling Service of Greater Atlanta, Inc. (CCCS) – Funding was allocated to this Agency for the 2008/2009 contract period. During 2009, Consumer Credit Counseling Services provided professional counseling services directed toward educating the consumers of DeKalb County on housing issues as they relate to money management and credit. This agency served a total of **1462** DeKalb County citizens, providing services on housing issues and money management.

Decatur Cooperative Ministry, Inc. – During 2009, *Hagar's House* assisted 76 families (**220** persons) using CDBG funds. *Transitional Family* Housing program served 9 families using CDBG funds. Services provided included the provision of emergency shelter, transitional housing, and counseling services. Ninety percent of the families served were represented by a female head of household.

D&E, A Financial Educational Training Institute – This Agency was funded during the 2008/2009 contract period. A total of **461** persons were assisted during 2009 with pre- and post-purchase homeowner counseling, foreclosure prevention counseling, and workshops on financial literacy.

DeKalb Drug Court Housing – A total of **46** participants in DeKalb's Drug Court program were housed on an emergency basis for up to three months in 2009 with the use of CDBG funds. This allowed them to leave the jail and participate full-time in the intensive therapy programs required in Phase 1 of the program before having to begin employment.

Green Forest Community Development Corporation, Inc. – This Agency was allocated funding for the 2008/2009 contract period. Utilizing these funds, **150** new clients received homebuyer's education and counseling. The agency also participated in ongoing homeowner training, foreclosure prevention, and loss mitigation programs.

Jerusalem House, Inc. – This Agency provided housing to **23** homeless persons with HIV/AIDS during 2009. Other services included medical supervision, social service support, personal care services, counseling, and alcohol/drug recovery. Of the total persons served, 7 were female heads of household.

Latin American Association, Inc. – The number of persons assisted with the use of CDBG funds during 2009 totaled **771**. Of those served, more than 89% were Hispanic, and 40% were female heads of household. The Latin American Association's Urgent Needs program provides assistance during times of crisis for individuals and families who either are homeless or are sufficiently unstable as to be at risk of losing their homes. Services include family violence assistance, health referrals, temporary shelter and housing

referrals, parenting assistance, emergency food and clothing assistance, financial assistance, employment referrals, transportation assistance and many other primary services.

Marcus Jewish Community Center of Atlanta, Inc. – During 2009, CDBG funds were utilized by MJCC for salaries and benefits to serve a total of 128 persons in the following programs:

Housemate Match Program – A total of **121** persons were matched in the home-sharing program. There were 82 (68%) female heads of household. Additional services included referrals for assistance from other sources.

Weinstein Center – A total of **7** (unduplicated) persons were served in its Adult Daycare Facility during the period of January – June 2009 which was the latter half of the 2008 contract period. Two of the seven were female heads of household. The Weinstein Center was not funded with CDBG funds from July 1 – December 31, 2009.

The majority of the persons served in these programs were seniors.

Metro Fair Housing Services, Inc. – This Agency provides fair housing services. In the year 2009, this agency processed 42 fair housing inquiries, validated **4** fair housing complaints, actively investigated 3 of the complaints, and referred 2 of the valid complaints to HUD and attorneys for further action. In addition to the valid complaints and investigations; Metro Fair serviced a total of 453 individuals seeking housing services.

Nicholas House, Inc. – The Agency closed the Transitional Housing Facility in December 2009; however, funds were expended in 2009 from the 2008 contract. The Agency did not utilize CDBG funds from the 2009 allocation.

Our House, Inc. – With the new addition to the building that was completed during 2009, the Agency was able to provide daycare services to an additional 37 children of homeless families. During 2009, **176** children (unduplicated) of 120 homeless families were provided day care along with related support services provided to the family members. The majority of households served were represented by females.

Refugee Family Services Inc. – The Agency provided financial literacy counseling and education for female members of the refugee community. During 2009, there were **76** persons who received services.

Scottdale Child Development Center – Daycare services were provided throughout 2009 primarily for Scottdale residents. Additionally, community outreach and support service referrals were provided for the families. A total of **105** children were served during 2009.

The Sheltering Arms – The Agency provided affordable early childcare and education, comprehensive support services for families, professional development, and community outreach during 2009. A total of **129** children received services.

Youth Set Aside Program/Summer Recreation Voucher Program - A total of **688** youth participated in the 2009 summer voucher program that included 46 different program providers.

III. Housing

Housing Rehab – During 2009, the County established 45 new rehab cases. Eighty (**80**) single-family owner-occupied units were brought to County Maintenance Code standards. However, 60 of the units that were brought to County Code were not closed in IDIS until January 2010.

The County used CDBG funds to provide loans through the Low Interest Revolving Loan Fund. Home funds were used to provide deferred payment loans to homeowners. As of December 2009, a total of 101 loans were outstanding from the Low-interest Revolving Loan fund with a principal balance totaling \$497,099. In 2009, no loans were written off due to foreclosure.

Creation of New Units – During 2009, 14 new housing units were created with the use of HOME-CHDO funds.

IV. Economic Development

DeKalb Enterprise Business Corporation - Economic Development Revolving Loans – During 2009, three loans were closed by DEBCO. Also, **12** Full Time Equivalent (FTE) jobs were created, and 12 FTE jobs are held by low- and moderate-income persons. There were 25 active loans in the revolving loan portfolio as of 12/31/2009. In addition, there were 7 loans paid in full. Currently, the past due loan rate is 20.2%. This number is more than we anticipated; and, as economic conditions worsen, the number may increase.

Under the DEBCO SBA Micro Loan Program, five micro loans were closed, and over 659 hours of technical assistance were provided to micro enterprises in DeKalb County. There were **sixteen active loans** in the revolving loan portfolio as of 12/31/2009.

As of December 2009, two regular training sessions had been implemented through the DeKalb Micro Enterprise Initiative (DMI) Training Program. Two training sessions contained 12-week training classes. There were 104 persons that participated in the training programs and **55** graduated. DMI also has partnered with Georgia Micro Enterprise Network (GMEN) to provide training for TANF recipients. There were 2 training sessions held by DMI, and 27 TANF recipients graduated from the training program in addition to the regular training sessions.

V. Demolition

Demolition and Clearance – With property owners' approval, this program demolished vacant, dilapidated housing units and cleared vacant lots. **Seven (7) structures** were demolished and 4 clearance projects were completed in 2009.

HOME PROGRAM

I. Affordable Housing–Homeownership – During 2009, DeKalb County continued operating its first-time homebuyer assistance program. Through this program, the County provided downpayment assistance to **55** homebuyers.

Affordable Housing-Multifamily Rental – In 2009, The County provided HOME funds to **one** multifamily rental project, Tuscan Village Apartments (formerly Barron Estates). This financial commitment was made as part of the project's tax credit application that was submitted to the Georgia Department of Community Affairs. CDBG and HOME funds were leveraged with affordable housing tax credits to rehabilitate the 144-unit development for eligible families. The project began construction in mid 2008 and was completed in December 2009.

II. HOME/CHDO Affordable Housing – In 2009, there were **four** certified CHDOs in DeKalb County. These included: Antioch Community Development Corporation, Inc., City of Hope Ministries, Inc., DeKalb Habitat Community Housing Development, LLC, and Partnership for Community Action

City of Hope Ministries, Inc. - During 2009, City of Hope purchased **three** homes with CHDO funds and is implementing a lease-purchase program for qualified homebuyers.

Antioch CDC - This Agency applied for Low-income Housing Tax Credits in 2009 from the State of Georgia to construct Antioch Manor Estates Phase II, an affordable senior rental development.

Partnership for Community Action, Inc. (PCA) – During 2009, PCA developed and is currently implementing a homeownership program for eligible families in DeKalb County. A total of **three** homes were purchased under this program in 2009.

DeKalb Habitat Community Housing Development, LLC – In 2009, this CHDO was awarded a contract to purchase and rehabilitate foreclosed properties for eligible homebuyers. They will complete a total of four houses with these funds. During 2009, this agency also completed work on **five** other houses using funds from a contract they were awarded in late 2008.

Homelessness

The County continued its homelessness mitigation efforts through its participation with the Tri-Jurisdictional Collaborative on Homelessness (Tri-J) and collaboration with DeKalb agencies, and community representatives. As a result, Tri-J received increased HUD funding that enabled the addition of beds. Through its partnership with Drug Court, Metropolitan Youth Opportunities Initiative, and The Housing Authority of DeKalb County, the County subsidized housing for **19** households.

Additionally, collaborating with the Tri-J, DeKalb County conducted the biennial homeless census. A total of **7019** homeless individuals were found in the three county area on census night.

In conjunction with the Homeless Advisory Council, the County developed strategies for homelessness mitigation that included forming affordable housing and service access work groups. The County began implementing these strategies in its Homelessness Prevention and Rapid Re-housing Program.

ESGP

The ESGP Program is designed to increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families, to operate these facilities and provide essential social services, and to help prevent homelessness. In 2009, the County provided ESGP funds for 19 non-profit organizations which provide housing and/or services to the homeless population or to those at risk of becoming homeless. Funds were provided for operational support, essential services, and homeless prevention. A total of **2,119** households with a total of **3,499** persons were assisted with these funds. Services included emergency and transitional housing, including housing for singles, families, veterans, persons in recovery and those fleeing domestic violence; addiction recovery and support; emergency financial assistance to prevent homelessness; furniture provision for those leaving homelessness; case management; employment assistance; language assistance; housing assistance and supportive services for persons with HIV/AIDS. In addition, the ESG program provides administrative funds to another non-profit organization to support the Homeless Management Information System (HMIS) in the community.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Response:

DeKalb County's accomplishments in attaining the goals and objectives for 2009 are reported in Goals I, II and III of this CAPER.

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

<u>GOAL I</u>			
<u>Category</u>	<u>Budget</u>	<u>Expended</u>	<u>Balance</u>
Housing Asst.	\$ 1,536,016.14	\$949,172.08	\$586,844.06
Housing Rehab.	911,691.00	219,895.25	691,795.75
Low-Interest Revolving Loan	389,131.88	18,573.55	370,558.33
Total	\$ 2,836,839.02	\$1,187,640.88	\$1,649,198.14
<u>GOAL II</u>			
<u>Category</u>	<u>Budget</u>	<u>Expended</u>	<u>Balance</u>
Public Fac. & Imp.	\$5,167,656.72	\$440,128.32	\$4,727,528.40
Demolition	551,789.01	56,547.28	495,241.73
Public Services	1,860,743.47	648,248.06	1,212,495.41
Total	\$7,580,189.20	\$1,144,923.66	\$6,435,265.54
<u>GOAL III</u>			
<u>Category</u>	<u>Budget</u>	<u>Expended</u>	<u>Balance</u>
Economic Development	\$233,411.52	\$220,584.91	\$12,826.61
Economic Develop. Revolving	684,263.53	157,024.01	527,239.52
Total	\$917,675.05	\$377,608.92	\$540,066.13

GOAL I, II, & III			
Category	Budget	Expended	Balance
Planning & Administration	\$3,236,640.29	\$1,297,198.34	\$1,939,441.95
Total	\$3,236,640.29	\$1,297,198.34	\$1,939,441.95

CDBG SUMMARY

Category of Funding	Budget	Expended In 2009	Balance
Public Fac. & Imp. (Goal II)	\$ 5,167,656.72	\$ 440,128.32	\$ 4,727,528.40
Demolition (Goal II)	551,789.01	56,547.28	495,241.73
Public Services (Goal II)	1,860,743.47	648,248.06	1,212,495.41
Housing Rehab (Goal I)	911,691.00	219,895.25	691,795.75
Housing Asst. (Goal I)	1,536,016.14	949,172.08	586,844.06
Economic Development (Goal III)	233,411.52	220,584.91	12,826.61
Planning & Admin (Goal I, II, & III)	3,236,640.29	1,297,198.34	1,939,441.95
Low-Interest Revolving Loans (Goal I)	389,131.88	18,573.55	370,558.33
Econ. Dev. Revolving Loans (Goal III)	684,263.53	157,024.01	527,239.52
Totals	\$ 14,571,343.56	\$ 4,007,371.80	\$ 10,563,971.76

HOME SUMMARY

Category of Funding	Budget	Expended In 2009	Balance
HOME Elig. Projects	\$ 4,953,116.77	\$ 1,463,326.78	\$ 3,489,789.99
CHDO 15% Projects	2,292,491.56	1,309,706.19	982,785.37
CHDO 5% Admin/Operation	407,668.26	95,018.03	312,650.23
Administration	801,463.22	221,496.13	579,967.09
Program Income 2008	101,367.53	101,367.53	0.00
Program Income 2009	197,793.92	175,501.30	22,292.62
Totals	\$ 8,753,901.26	\$ 3,366,415.96	\$ 5,387,485.30

- c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Response:

Please refer to the Goals and Objectives in the Assessments portion of Goals I, II and III of this CAPER.

- 2. Describe the manner in which the recipient would change its program as a result of its experiences.

Response:

DeKalb County's 5-year Consolidated Plan was formulated based on the current and anticipated needs of DeKalb County's principally low-to-moderate income population. The County is having a significant impact on addressing those areas of concern, and there will be no programmatic changes as a result of our experiences. However, due to new opportunities to heighten awareness of Section 3 with businesses associated with DeKalb County's contract/subcontract activities and unemployed or low-income individuals, DeKalb County Community Development, DeKalb County Purchasing and Contracting Department and DeKalb Workforce Development Center enhanced efforts to meet the objectives of the Section 3 Federal Regulations during 2009.

(Refer to Attachment B in the Appendices of this Report for additional information.)

Affirmatively Furthering Fair Housing:

- a. Provide a summary of impediments to fair housing choice.

DeKalb is the third most populous County in Georgia and has become the destination of choice for many new immigrant and refugee arrivals into the United States. According to the U.S. Census Bureau's 2007 estimates, DeKalb's population reached 737,093. The vast majority of refugees coming to Georgia initially settle in DeKalb County. The presence of these individuals, combined with DeKalb's already large Latino, Asian, Indian, and African populations, has led to DeKalb County probably having the most diverse population of any County in the southeastern United States. These population demographics cause a great need for extensive fair housing education for landlords as well as tenants.

Apartment managers and real estate agents may not always be willing to rent an apartment or show a home to someone because of their protected class: race, color, national origin, sex, religion, disability or familial status. This would be an impediment to fair housing. Additionally if a mortgage broker made loans to people in protected classes and charged them a higher interest rate or had more fees attached to the closing documents, this would be an impediment as well. If apartment buildings available for occupancy after March 13, 1991 were not constructed so that they are accessible for people with disabilities, this would be another impediment. DeKalb County should make sure that all persons seeking to build new apartments in DeKalb abide by that portion of the fair housing law.

The conducting of the Analysis of Impediments (AI) to Fair Housing was not the beginning of DeKalb County's involvement in fair housing. As was noted in the study, DeKalb County has been a dedicated supporter of fair housing, fair housing education and enforcement programs for over a decade. Because of the diversity, DeKalb County is one of the most studied counties in the country where fair housing is concerned because of the drastic changes that continue to occur. Unlike the changes that occurred in the early 60's--redlining and block busting in this era--fraudulent activities are occurring in certain areas of the County; and, in many cases, predatory lending is resulting in foreclosure. Due to current economic conditions and the rising foreclosure rate, fair housing market conditions may be further impacted.

The County believes that fair housing cannot be treated as a separate entity. It must be integrated into all of the housing and community development programs in a manner to affirmatively further fair housing, dealing with each situation as appropriate. The County is conscious of the need to address this issue in all of its program activities in housing transactions. The County assumes the responsibility of promoting fair housing and respects the rights of each individual where fair housing is concerned.

b. Identify actions taken to overcome effects of impediments identified.

In 2008, DeKalb County began the process of updating its (AI) in order to ensure that fair housing impediments in the current climate are chronicled and addressed. In 2009, DeKalb County contracted with Metro Fair Housing Counseling, Inc. to conduct the Analysis of Impediments to Fair Housing. Metro Fair conducted following activities in order to assess the current impediments to fair housing:

- Gathered information and performed analysis on relevant public policies/practices pertaining to the County's zoning and building codes and the impact, if any, on the achievement of fair housing choice.
- Reported fair housing complaints/suits or other data that may evidence DeKalb's achievement of fair housing choice.
- Collected and analyzed Home Mortgage Disclosure data. (HMDA).
- Analyzed demographic patterns in DeKalb County.
- Analyzed employment patterns and housing opportunities.
- Conducted and analyzed 70 tests consisting of 20 race rentals, 20 race sales, 20 national origin (Latino) rentals, 10 disability accessibility. (Composition may vary slightly depending on available testers and sites available to be tested.)
- Gathered results of Fair Housing Initiative Program (FHIP) grants.

- Reported patterns of occupancy in Section 8, Public and Assisted Housing and private rental housing.
- Compiled and presented census data showing actual number and percentage of persons in DeKalb by race, color, sex, national origin, age, handicap and familial status, along with income characteristics, i.e., median income of households by race, color, sex, national origin, age, handicap and familial status.
- Provided an analysis of foreclosure data in DeKalb and how it relates to race, national origin, if applicable.
- Scheduled a Talk-Back Event.

In accordance with the guidelines for the Analysis of Impediments, once all of the necessary research had been conducted, MFHC conducted a Talk-Back Event on Thursday, December 12, 2009 at the Maloof Auditorium. The panel speakers for the evening's event were Foster Corbin (Metro Fair Housing, Executive Director), Bill Brennan (Atlanta Legal Aid, Home Defense Program Director), Karen Young (Georgia Department of Community Affairs, Education Coordinator), Judy Harris (State of Georgia, Civil Rights Department), Sterling Bethea (DeKalb Housing Authority), and Chris Morris (DeKalb County Community Development, Director). Approximately 30 citizens were in attendance and there were many discussions regarding impediments, ranging from bridging the gap in fair housing for the refugee community to ensuring fair housing for the people with disabilities. Another focus of the discussions was the need for more fair housing education and awareness of among developers, landlords, and citizens. These issues were addressed and captured within the Analysis of Impediments.

In order to further address the findings of the Analysis of Impediments, the County has begun the next phase of discussions with Metro Fair Housing Counseling, Inc. to augment the County existing efforts in furthering fair housing as well as the development of a comprehensive action plan.

3. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Response:

One of the largest underserved groups in DeKalb is those individuals and households that have incomes below 30% of the median income. Among the obstacles that prevent serving this population are the fact that many of these persons have little or no sense of financial literacy, a history of poor credit, limited resources, and a need for job training and life skills education. Many of these individuals are also facing economic pressures from foreclosures and predatory lending.

In 2009, the following actions were taken to address obstacles to meeting the needs of underserved residents in DeKalb County.

- Funds were provided to several housing counseling agencies for housing counseling, including landlord-tenant, and pre- and post-purchase counseling to very low income residents.
- Ongoing funding was provided to Atlanta Legal Aid for their Home Defense Program to provide legal services to represent those in danger of losing their homes, especially seniors.
- Continuing efforts by the County's Workforce Development Department to provide job training and employment readiness education including a new initiative focusing on keeping kids in school.
- Continued efforts to raise public awareness about foreclosures and encourage those facing it to get assistance.
- Working with the Metro Atlanta Foreclosure Prevention Task Force and lenders to identify ways to reduce foreclosures and encourage the development of workout plans.
- The County, through its housing programs, continued to target this group with its owner-occupied rehab program. The County also targeted this group through the development of rental housing affordable to this population with the completion of Tuscany Village Apartments. Tuscany Village offers rents restricted to those at 30% AMI for the very low income.
- Using ARRA funds, the County implemented HPRP.
- The County provided CHDO funds to Partnership for Community Action, Inc. and DeKalb Habitat Community Housing Development, LLC to specifically target housing for very-low income families.

4. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.

Response:

Progress in obtaining "other" resources include:

- HUD awarded \$9,4083,317 million in Homeless Assistance Grant funding to the Tri-J. DeKalb agencies received approximately \$1.3 million of this amount.
- The Regional Homeless Commission awarded \$1.7 million to the County for its seniors program.
- The County received \$2,359,998 in HPRP funds to assist those who are homeless in becoming rapidly re-housed and prevent homelessness among households at risk of becoming homeless.

5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.
- b. How Federal resources from HUD leveraged other public and private resources.

Response:

DeKalb Enterprise Business Corporation (DEBCO) - Three CDBG Revolving loans were closed during the fiscal year. The businesses were loaned funds that totaled \$126,504; however, these same funds leveraged \$50,000 in private resources for this year.

In addition, five (5) SBA micro loans were approved during the fiscal year. These five (5) businesses were loaned funds that totaled \$162,787; however, these same funds did not leverage any additional funds from private resources.

Our House, Inc. – A private Foundation donated \$690,000 to Our House Inc. to build a new addition to the existing building in 2008. After moving to the new addition, \$200,000 of CDBG funds leveraged \$74,000 to renovate the existing building. The project has completed in March 2009.

The Tuscany Village Project was the result of collaboration among DeKalb County, Georgia Department of Community affairs and Housing Authority of DeKalb County. This collaborative effort resulted in the following funding sources:

- \$7 million tax credit award in 2007 from the Georgia Department of Community affairs;
- \$30,000 per year for ten years in CDBG funds from DeKalb County for project operating costs;
- \$10,000 HOME grant from DeKalb for hard construction costs;
- Housing Assistance Payments from the DeKalb Housing Authority to provide project-based rental assistance for 36 units for 5 years.

The Tuscany Village project cost was \$15,222,809, and the project consisted of 144 affordable units; of which, 10 are HOME units.

- c. How matching requirements were satisfied.

Response:

A report on match contributions for DeKalb County's 2009 program year can be found on the attached HOME Match Report, HUD Form-40107-A, in the Appendices of this CAPER.)

ESG match information is provided in the 'Homeless' section of this report.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Managing the Process Response:

The 2009 program and comprehensive planning requirements were outlined, followed, and accomplished through the utilization of the Department's Annual Schedule. The Annual Schedule provides the Department with a road map of the various aspects of the Annual Action Plan and CAPER, as well as giving detailed assignments to various members of the Community Development Staff. During 2009, a Technical Assistance Workshop was held for non-profit agencies, providing potential sub grantees the opportunity for guidance in the completion of applications for CDBG, ESG and HOME funding. Applications were processed, needs were identified, priorities were set based on the 2008-2012 Consolidated Plan, and a budget was established and published in the County's legal organ and on the County's web site for the upcoming program year. A 30-day public comment period allowed for citizen comments and input for the Annual Action Plan, and a 15 day comment period was allowed for input on the CAPER. In addition, during 2009, many opportunities were provided for citizen input. DeKalb County community stakeholders and citizens attended public meetings to comment on program performance and identify critical needs in the areas of public improvements, public services, housing and homelessness. The Community Development Staff met with members of the Community Development Advisory Council (CDAC) during 2009 to review the progress of the programs being administered by the DeKalb County Community Development Department, review the ongoing CDBG-funded projects and to review the projects and budget recommendations for the upcoming program year. Additional community needs were also addressed at the CDAC meetings throughout the year.

Desk reviews and on-site monitoring of the funded-agencies were conducted throughout 2009.

All of these actions ensured compliance with program and comprehensive planning requirements.

For additional information, please refer to the Monitoring Section of this report and the Minutes of the Public Hearings located in Attachment F in the Appendices of this CAPER.

Citizen Participation

1. Provide a summary of citizen comments.

At the May 15, 2008 Public Hearing for the 2009 Programs Community Development staff received comments from the public regarding community needs and priorities. A summary of the comments are included below.

Comments:

- Multipurpose Center needs to be enlarged and more activities for seniors need to be made available there.
- Seniors can't get to the Lou Walker Center because of the lack of transportation. Current changes in demographics would support the

- investment of HUD funds to develop a senior center in the Mason Mills area; hope that the senior center can be renovated and expanded.
- Mason Mill Complex is too small and not comparable to the Lou Walker Center. Baby Boomers are coming. In 2010, the number of people 65+ will double. The Mason Mill site does not have a bus and limits the participants at that site. Transportation for seniors in the area has always been a problem. Mason Mill needs a place large enough for seniors; have to obtain space in churches for activities. Suggestion to contact Georgia Tech to obtain a senior architectural engineering student to design plans for expanding Mason Mill as intern credit. Need for more services offered in the area for seniors, and the tennis area is in need of repair.
 - Transportation is a problem for Refugee families to access services including being able to participate in Scottdale Center's activities. Help is needed to fill that gap.
 - As streets are being repaired, curbs are disappearing. The curbs need to be rebuilt. This happens all over the county--specifically at the residence located at 960 Schoel Drive Decatur, GA 30033.
 - Lawrenceville Highway corridor needs trash picked up.
 - Sidewalks are not even for people with wheel chairs. Locations affected: from Decatur Christian Towers to downtown Decatur, down Church Street and up to shopping Center.
 - Sidewalks needed along N. Druid Hills need to be connected.
 - Need traffic calming (slow down traffic) on McConnell Drive Mason Mill area.
 - Seniors at Decatur Christian Towers do not have transportation to go to Doctors appointments. ICare budgets have been cut. Budget needs to be increased so they can recruit more volunteer drivers.
 - Life Enrichment Services needs an automatic door for handicapped seniors.
 - Job readiness training, English as a second Language and Drivers Training is needed in the Refugee community.
 - Increased need for more affordable, safe and decent housing.
 - Home Repair program for seniors through Life Enrichment Services receives no funding-needs funding and expansion.
 - Reminder: Furniture Bank can provide furniture for those individuals leaving transitional housing to independent living.
 - Question regarding the Foreclosure Prevention activities in the county.
 - Greenforest -- in the last twelve (12) months request for services increased 150% and any consideration in funding increases would be appreciated.

- DeKalb Tech has employment training, basic reading skills, and ESL classes available for the community.
- There are services available through Housemate Match; there will be an increase in the homeless population in county areas outside 285.
- Transportation is an issue especially for older adults and people with disabilities in the County.

Many expressed appreciation for DeKalb County’s support and hard work.

Refer to Attachment F in the Appendices of this CAPER for the full Public Hearing Summary.

OTHER COMMUNITY COMMENTS:

Refer to Attachment G in the Appendices of this CAPER for additional citizen comments.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. *For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.*

Refer to Maps/Charts in Attachment I in the Appendices of this Report.

Grant Program	Funds Available	Funds Committed	Expended
Community Development Block Grants	\$13,497,948.15	\$ 9,455,988.50	\$ 3,831,774.24
HOME Investment Partnership	8,753,901.26	4,453,872.44	3,366,415.96
Emergency Shelter Grants	428,997.72	428,997.72	250,314.18
CDBG Revolving Loan Fund	1,073,395.41	338,041.49	175,597.56
Totals	<u>\$23,754,242.54</u>	<u>\$14,676,900.15</u>	<u>\$7,624,101.94</u>

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

CAPER Institutional Structure response:

During program year two, 2009, the County continued its current strategic partnership and leveraging strategy to implement Annual Action Plan activities. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services, Human Services and Expanded Economic Opportunities for low-and moderate-income persons.

The role of the Community Development (CD) Department is to initiate strategic planning for the development of viable urban communities, to evaluate proposals and recommend HUD funding to ensure that the appropriate implementation strategy is in place, and to specify and monitor appropriate regulatory compliances. The CD Department is also responsible for certifying consistency with the Consolidated Plan for any housing-related activities receiving HUD funds.

The Community Development Department Consolidated Plan partnership and leveraging strategy includes maintaining ongoing development relationships with the following internal and external entities:

- Over 20 non-profit public service provider agencies
- A consortium of non-profit community housing development agencies and non-profit and for-profit affordable housing developers
- Chief Executive Officer and staff
- Board of Commissioners and staff
- County departments including, Planning, Finance, Purchasing, Contracting, Legal, Parks and Recreation, Public Safety, and Public Works
- DeKalb DFACS
- DeKalb Board of Health
- DeKalb Community Services Board
- DeKalb Community Development Advisory Council
- Keep DeKalb Beautiful
- DeKalb Housing Authority
- Department of Community Affairs
- All municipalities in DeKalb County

All of these partners have a specific role in the implementation of Consolidated Plan programs and activities and will play an integral role in the Annual Action Plan Strategy as well. To implement the non-housing portions of the Annual Action Plan, such as public facility and improvements, the County will generally use its own workforce or contracts with municipalities. Most public service activities are undertaken by non-profit agencies under contract with the County.

Many affordable housing development activities are carried out by non-profit and for-profit developers. Most developers contract with the Housing Authority for CD department funding. The Housing Authority administers the construction contracts

and provides implementation services activity under contract with the County. The Board of Commissioners appoints the members to the DeKalb Housing Authority Board.

This partnership and leveraging strategy has worked extremely well and has resulted in the provision of many housing and non-housing improvements for the development of viable urban communities in DeKalb County.

One of the major weaknesses identified in the County's institutional structure was inadequate funding and the need to identify and leverage more resources. In order to address this weakness, the County supported applications submitted to HUD for funding by other entities that were consistent with the DeKalb Consolidated Plan. Additionally, in 2009 DeKalb County supported tax exempt bond projects submitted to the DeKalb Housing Authority as well as tax credit projects requesting funding from the Georgia Department of Community Affairs, that were consistent with the County's affordable housing criteria.

Community Development staff also participated in planning with other funding and user groups to explore alternative funding for affordable housing, housing for persons with special needs, and housing for persons who are homeless.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

During 2009, desk reviews and technical assistance by the Agency Liaison began in the early stages of a contract's inception to assist the agencies with Federal compliance issues and regulatory items. Early reviews helped to ensure that projects were being implemented in a timely manner.

CD ensured that procedures and monitoring tools were in place to implement the Federal Regulations and follow the Guidelines for each program as well as to comply with DeKalb County's standards. These procedures included conducting desk audits and/or on-site monitoring and inspections of all funded agencies during 2009.

On-site monitoring was conducted by the Project Monitor, the Finance Monitor and the Agency Liaison. This team worked together to ensure that the necessary pre-review preparation was completed, the objectives of the monitoring visit were accomplished, the proper documentation was obtained, and that any necessary follow-up on the visit was completed.

The CD Department's monitoring also involved continuous communication and evaluation through telephonic and written communications, analysis of reports, technical assistance and periodic meetings. The CD Department utilized a tracking system to compile data and document receipt of contractual information; i.e., Requests for Reimbursement, Direct Benefit and Performance Measurements information, Section 3 reports, Financial Reports and written narratives that were submitted throughout the contractual period. Reimbursement of funds was made strictly upon compliance with the requirements of the contract. Each deficiency noted during an on-site monitoring visit was formally addressed in writing. A plan of action was established to correct any findings or concerns. All monitoring

efforts placed emphasis on detection, correction, and technical assistance with a positive attitude on the part of staff.

CDBG monitored its agencies based upon biennial rotation, while ESG monitored on a triennial basis due to the large number of grantees and due to the practice of ongoing desk monitoring. HOME monitoring was conducted utilizing its yearly standard.

Following are monitoring specifics for each program:

CDBG

Twelve agencies were on the monitoring schedule for 2009. On-site monitoring was conducted for nine CDBG-funded agencies.

- One of the nine agencies monitored on-site had been postponed in 2008 because it lacked an independent audit. The Agency was not allocated funding during the 2009 grant year.
- Eight of the agencies had been monitored on-site during 2007.
- One agency scheduled to be monitored during 2009 was put on hold because there had been no drawdown of funds.
- One agency received the customary year-end desk review.

ESG

The ESG Program Manager conducts ongoing desk audits for all ESG sub-grantees, using existing records and documentation. The Program Manager reviews all paperwork submitted by sub-grantees to gain important information about agency activities and expenditures. Furthermore, the Program Manager tracks progress reports and beneficiary data, making quarterly entries into IDIS.

ESG sub-grantees are monitored every third year via an in-person site visit, unless circumstances dictate more frequent monitoring. Site visits include reviews of all the following HUD-recommended areas:

- Eligible activities and requirements
- Adherence to financial regulations and OMB circulars
- Program disbursements
- Equipment and records
- Banking and remittance of interest
- Financial management standards
- Procurement
- Conflict of interest
- Audits
- Environmental compliance
- Other federal requirements.

All ESG sub-grantees are required to use the Homeless Management Information System in our Continuum of Care, Pathways Community Network, Inc.

A total of five agencies were monitored on-site during 2009, with the ESG Program Manager and Grant Funds Fiscal Specialist in attendance.

HOME

Entities receiving HOME funding for multi-family rental housing are monitored on an annual basis. During 2009, the County reviewed records and management procedures and performed on-site inspections for ten projects. Monitoring procedures and areas monitored were based on County monitoring procedures and the HUD Monitoring Guide. CHDO monitoring procedures were based upon the HUD CHDO Monitoring Guidelines.

2. Describe the results of your monitoring including any improvements.

CDBG – Agency deficiencies pertained to documentation of low-to-moderate income, contractual requirements for Audits, and written in-house operational procedures. Although it appeared that income information was gathered from the clients and reported either in a data base or recorded in the agencies' files, income verification was not consistently documented. All deficiencies were noted in the post-monitoring letters to the agencies, technical assistance was provided to the agencies in order to improve the process, and the necessary follow-up was provided by DeKalb County Community Development. Reimbursement of funds was made contingent upon compliance with the stated requirements of the contracts. Any deficiencies noted during on-site monitoring visits were formally addressed in writing and a plan of action was established to correct any findings or concerns. It was also communicated to any Agency lacking contractual compliance that future recommendations for funding were unlikely.

ESG – All five of the agencies monitored in 2009 were in compliance with HUD regulations for the ESG program. When there were minor deficiencies or minor accounting irregularities, the information was included in a post-monitoring letter from the Director. The ESG program manager follows through to make sure that agencies take any corrective action that was suggested in the letter, and that these corrective actions are documented in the agency file.

Homelessness - The County monitors agencies receiving Homeless Assistance Grants in conjunction with the Tri-J. The Tri-J performed desk monitoring on all agencies. It performed on-site monitoring when desk monitoring revealed areas of concern. The Tri-J performed on-site monitoring for three agencies. One agency, Initiative for Affordable Housing was located in DeKalb. The monitoring visit included review of HMIS participation, financial audit, identification of beds, and referral to mainstream benefits. During the monitoring visit, the Tri-J established that agencies had taken or were in the process of taking corrective action.

3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.

- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Monitoring Response:

Please refer to Goals I, II and III of this CAPER document for a response to this self-evaluation.

Lead-based Paint

Evaluation and Reduction of Lead-Based Paint

- 1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Lead-based Paint response:

a. *Lead Poisoning Prevention Program*

The DeKalb County Board of Health has in place a Lead Poisoning Prevention Program to address lead-based paint. The program is described below:

- 1. Educational Activities: The Environmental Health Division continue to responds to public Information requests to DeKalb County citizens by providing brochures and consultations related to lead poisoning prevention. The division Staff is available to speak to groups on lead poisoning and to make recommendations about testing and assessments of property.
- 2. Lead Poisoning Source Investigations: Children with elevated blood levels (EBL) are referred to the Environmental Health Division for environmental investigations to attempt to determine the source(s) of the lead poisoning. These investigations are conducted using the protocol developed by the State of Georgia Department of Human Resources and these can include XRF analysis, paint/dust/soil sample collection, and recommendations for the housing of EBL children. Investigations are conducted by staff members that are certified Lead Paint Inspectors/Risk Assessment of lead-poisoned individuals are referred for appropriate medical treatment, and case management is monitored as needed by Division staff.

b. *Lead-based Paint Treatment in Rehab Programs*

All HUD requirements regarding the treatment of lead-based paint within the CDBG and HOME Programs have been fully incorporated into the procedures for all housing rehabilitation programs.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Housing Needs response:

The County made a financial commitment to the **Tuscany Village Apartments** project (formerly Barron Estates) as part of the project's tax credit application which was submitted to the Georgia Department of Community Affairs. CDBG and HOME funds were leveraged with affordable housing tax credits to rehabilitate a 144-unit development for eligible families. The project began construction in mid 2008 and was completed in December 2009.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

CAPER Specific Housing Objectives response:

1. Specific Objectives

The County projected completing the development and/or rehabilitation of at least 100, multi-family units and 82, owner-occupied units. The County supported the rehabilitation of 629, multi-family units and 80, owner-occupied units. Information concerning multi-family units is shown below:

The Tuscany Village Apartments received tax credits approval in 2007. CDBG and HOME funding commitments and rehab of this property was completed in December 2009. The Tuscany Village Apartments consist of a total of 144 affordable units of which 15 units have rents affordable to the extremely low-income and 37 units have restricted rents for those with very low incomes. The project has 48 units rented to those with low-to-moderate incomes.

The Chatsworth Apartments (formerly the North Hill Apartments) were completed in March of 2009. The project consists of a total of 410 units, of which 40% or 164 units are restricted at or below 60% of AMI. The Highland Place Apartments consists of a total of 406 affordable units with 10 units restricted with rents affordable to the extremely low-income and 355 restricted to those with low to moderate incomes. The County works closely with the DeKalb Housing Authority in assessing these projects to determine compliance with the County's Criteria for Affordable Multifamily Housing Initiatives as approved by the DeKalb Board of Commissioners. Without this approval by the County, the projects cannot be

financed with bonds and tax credits. With the completion of these 3 rehab projects, a total of 629 affordable units were completed for occupancy during year two of the five-year period of this Consolidated Plan

- Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

The chart below lists the number of households served using CDBG and HOME funds to satisfy Section 215 requirements for affordable housing under 24 CFR 92.252 and 92.254 for renters and homeowners. A complete listing of households served using CDBG HOME and other funds can be found in the Housing Needs Table.

HOME	Household Income		
	0-30% AMI	31- 50%AMI	51%-80% AMI
70 Completions of owner-occupied rehabs	24	1	45
55 First-time homebuyers receiving financial assistance	8	13	34
Rehabilitation, 10 HOME assisted Multifamily rental units		10	
19 Recipients of TBRA	19		
CDBG			
10 Completions of owner-occupied rehabs	4	0	6

- Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

The Tuscany Village Apartments (formerly Barron Estates) was a blighted property which had received numerous code violations. The County made a financial commitment of HOME and CDBG funds to assist in the development of the project. After rehab, a total of 100 affordable units were created consisting of 15 units with rents affordable to the extremely low-income.

The County negotiated with the developer of the Highland place apartments to reserve units for those at 30% AMI. As a result, The Highland Place Apartments bond project consists of a total of 406 affordable units with 10 units restricted with rents affordable to the extremely low-income.

Disabilities

The County, in its efforts to address the accessibility needs of persons with disabilities, has a policy requirement that all multifamily projects that receive HOME funding, must comply with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as applicable. The following guidelines are required and are being implemented in the jurisdiction:

- The County requires that a minimum of 5% of the units in the project must be totally accessible by those with mobility impairments and 2% accommodated for those with sensory impairments.
- The HOME loan applicant must submit a letter from the project's architect certifying that the project, after construction, will comply with all ADA requirements and the number of ADA units for the project.
- All HOME rental properties, as part of their affordability compliance requirements, must submit tenant eligibility reports that include documentation on the number of units occupied by those with disabilities.

HOME multifamily rental properties that receive HOME funding will meet the ADA requirements. Tuscany Village offers 8 units for the physically disabled and 3 units for those with sensory impairments.

As part of the County's Single-Family Housing Rehabilitation Program, income eligible homeowners with disabilities-accessibility needs are addressed within the scope of the rehab program.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Public Housing Strategy response and Specific Housing Objectives response:

The Housing Authority of DeKalb County (HADC) provides 200 units in one public- housing development, Tobie Grant Manor, within its jurisdiction. At Tobie Grant Manor, The Authority teamed with DeKalb Workforce Development to offer employment assistance to public housing residents.

The Housing Authority began a three phase demolition and redevelopment of the 498 Johnson Ferry Apartments in September 2006. The demolition was completed in 2009. Redevelopment of two redevelopment phases of the project is now complete. The third redevelopment phase, Marketside at Brookleigh Senior residences was awarded 2009 tax credits. Completion of Marketside is expected in 2011. The chart below shows the numbers and types of units in the Johnson Ferry complex.

Johnson Ferry Apartment Complex	Types of Units				
	Public Housing	LIHTC	PBRA/LIH TC	Market Rate	Total
Ashford Parkside	30	11	93	17	151
Ashford Landing	36	4	75	1	117
Marketside (To be developed)					121

In 2009, the Housing Authority of DeKalb County was allocated 3810 and 490 VASH vouchers. Additionally, 1826 portable families rented units in the Authority's jurisdiction.

Strict lease enforcement and ongoing cooperation with DeKalb County agencies and neighborhood groups assisted HADC in providing improved living conditions. The Authority has teamed with DeKalb Workforce to offer employment assistance to public housing residents via a satellite office located at Tobie Grant Manor. In addition, HADC administers two distinct homeownership programs: 1) The DeKalb First Time Homebuyers Program that provides \$5,000 to \$8,000 in assistance with down payment, pre-pays, and closing costs to eligible first-time home buyers; and, 2) The Housing Choice Voucher Homeownership Program that provides vouchers to assist eligible first-time homeowners who are currently on the HCV program with monthly home ownership expenses.

The Authority's Resident Advisor Board (RAB) is comprised of residents of public housing, affordable/market rate housing, and participants in the HCV program. The RAB meets quarterly to advise staff, participate in property management and make recommendations for maintenance, capital improvement, strategic planning, and program needs.

In 2009, The Housing Authority of Decatur received HUD's approval to redevelop the Allen Wilson Terrace public housing in a four phase project. Phase I, the demolition and reconstruction of 40 units began in 2009. The Authority is applying for tax credits for the completion of Phase II, the demolition of 40 public housing units, and the redevelopment of 80 senior housing units. Phase III will consist of the demolition of 96 public housing units and the reconstruction of 70 units. Phase IV will consist of all market rate units. In total, the project will result in 170 redeveloped units.

The Decatur Housing Authority continues to offer programs to assist in improving the lives of its residents. These programs include after school programs, summer camps, ESOL, and nutrition education. They expand and upgrade programs as funds permit.

The Lithonia Housing Authority, in partnership with Mercy Housing, completed construction and began leasing units in Terraces at Parkview. Terraces at Parkview replaced 46 units of aged, Section 213 HUD subsidized housing with 90 units of mixed income housing.

Using ARRA funds, the Authority installed energy efficiency improvements in its units. These improvements included energy star appliances, door replacements, and screen door replacements.

Additionally, the Authority upgraded its units. They added security and address lights, upgraded bathrooms, made interior replacements, replaced roofs, and landscaped to prevent soil erosion.

To assist its residents in daily living, the Authority hired residents to assist them in learning a trade. The Authority also conducted nutrition classes.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Barriers to Affordable Housing response:

To identify and design methods of eliminating the barriers to affordable housing and increase the inventory of housing affordable to households below 50% AMI, the County convened an Affordable Housing Workgroup and retained a consultant to facilitate the group's meetings in 2008. The consultant submitted the final recommendation during November, 2008.

During 2009, the County planned methods of deploying its NSP funds to implement some of the workgroup's recommendations. The County developed plans to use \$4.8 million of its Neighborhood Stabilization funds to acquire and rehabilitate multi-family housing and make it available to households with incomes equal to or less than 50% AMI.

During 2009, to support the County's Work Force Housing Initiative and make homeownership a viable option for residents with incomes up to 120% AMI, the County offered up to \$25,000 in a forgivable "zero percent" second mortgage to DeKalb County Police Officers, First Responders, and the general public who purchased foreclosed homes.

In addition, the Scottdale Overlay Zoning District was approved by the Board of Commissioners in the Fall of 2008. During 2009, developers and homeowner continued to work to revitalize the area using the overlay zoning district concept. Overlay zoning districts are designed to enhance affordability and compatibility. The overlay zoning districts may be created where it is deemed appropriate and the concept is supported by community residents. It will allow for reduced square footages to conform to the housing that already exists in the Scottdale community.

HOME

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

The County continued using HOME funds for the homebuyer assistance program. To enforce continued affordability in conjunction with this assistance, recapture guidelines apply. The ongoing First-time Homebuyer Program guidelines require these recapture guidelines to be effective for a maximum period of 10 years after purchase. This 10 year affordability period exceeds the HUD required 5-year period of affordability. Program policy allows for this 10 year affordability period to be reduced to 5 years if the homebuyer completes an approved post-purchase counseling program within 1 year for their closing date. Recapture will also apply to any homeownership units created with HOME funds. In the event that there are insufficient funds following a sale (voluntary or involuntary) during the period of affordability to satisfy the HOME investment, the County's recapture amount

will be limited to the net proceeds available (the sales price minus all other superior loan repayments and closing costs).

During 2009, DeKalb County continued operating its first-time homebuyer assistance program funded primarily with HOME funds. A total of 55 cases were closed during 2009 in which the individuals received down payment assistance through the County's program. Total down payment assistance provided to homebuyers for the year was \$ 343,332.25.

DeKalb Housing Authority provided 24 first-time homebuyer classes for those interested in purchasing a home in DeKalb and 636 participants attended the workshops.

In addition to Homeownership classes, the following classes were also held in 2009:

- Foreclosure Prevention – 3 classes, 62 homeowners attended in efforts to avoid potential foreclosure
- Lender/Agent Training – 4 classes, 123 Lenders/Agents attended to learn how the DeKalb County Down Payment Assistance Program works and other programs that can be used in conjunction as well.

DeKalb County's \$10,000 HOME grant and \$30,000 per year in CDBG funds for 10 years for housing services were leveraged with affordable housing tax credits to rehabilitate a 144-unit development for eligible families. The Tuscan Village project began construction in mid 2008 and was completed in December 2009. The project consists of 10 HOME units. The total project cost was \$15,222,089.

Additionally, in 2008, the County negotiated lowered rents for 4 – 3 bedroom and 3 – 2 bedroom apartments and Candler Forrest Apartments. These apartments continue to be available at rents of \$350 and \$380 per month to households below 50% AMI.

The County met its annual goal by creating 100 units of affordable permanent rental housing for families through rehabilitation projects with leveraging HOME funds.

During 2009, the County provided TBRA assistance to 19 special needs households. These households were participants of Drug Court, Making My Way Home, and Housing Kids First programs.

2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

Response:

The HOME Match report HUD-40107 can be found in Attachment A of the Appendices of this CAPER.

3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Response:

The WBE/MBE Report can be found in Attachment A of the Appendices of this CAPER.

4. Assessments

- a. Detail results of on-site inspections of rental housing.

On-Site Monitoring Visits

DeKalb County's agent, the Housing Authority of the County of DeKalb, Georgia, performs annual on-site inspections of affordable rental housing assisted under the HOME Investment Partnerships Program (HOME). For these on-site inspections and file reviews, CD staff also plays an active role. In addition, CD staff monitors projects owned by the Housing Authority and projects owned by Mercy Housing SouthEast. This monitoring is in addition to that carried out internally by the Authority's compliance staff. During 2009, eight HOME-assisted, multi-family rental projects (Spring Chase, Spring Chase II and Chamblee Senior Residences, Eagles Run, Columbia Mill, Prince Avondale, Northwoods, Antioch Manor Estates and Sol Luna Park Aka/Casa Rio) were due for on-site monitoring. Those in bold were monitored directly by CD staff. In addition, 7 single-family properties operated by the Authority as long-term rental housing were also monitored by CD staff for compliance with all HOME requirements. These included 2 units in the Lynwood Park neighborhood, 3 units as part of the FAST Program, and 2 units in the Scattered Site Rental Program.

Multifamily Properties

Columbia Mill Apartments included 59 HOME-assisted units and were 91% occupied. Ten (10) units were inspected for compliance with local property standards. Nine (9) units passed and one (1) failed initial inspection. All deficiencies in the initial 1 failed unit were corrected within 30 days. All units met HOME income guidelines and included:

- 41 households at 50% less of the median
- 15 household between 50-60% of median
- 3 households between 60-80% of median

Female heads of household occupy 31 units. There was also 1 disabled, and there were 0 elderly households at Columbia Mill.

Eagles Run Apartments included 78 HOME-assisted units and were 78% occupied. Nine (9) units were inspected for compliance with local property standards. Five (5) units passed and four (4) units failed initial inspection. All deficiencies in the initial 4 failed units were corrected within 30 days. All units met HOME income guidelines and included:

- 60 households at 50% or less of the median
- 15 households between 50-60% of median
- 3 households between 60-80% of median

Female heads of household occupy 47 units. There were also 9 disabled and 8 elderly households at Eagles Run.

Prince Avondale Apartments included 85 HOME-assisted units and were 94% occupied. Nine (9) units were inspected for compliance with local property standards. Eight (8) units passed and one (1) unit failed initial inspection. All deficiencies in the initial one-failed unit were corrected within 30 days.

All units met HOME income guidelines and included:

- 70 households at 50% or less of the median
- 10 households between 50-60% of median
- 5 households between 60-80% of median

Female heads of household occupy 40 units. There were also 3 disabled and 4 elderly households at Prince Avondale.

Northwoods Apartments included 18 HOME units and were 100% occupied. Three (3) units were inspected for compliance with local property standards. All units failed the initial inspection. We have tried repeatedly to contact them to follow-up on repairs, and they have not responded. All deficiencies in the failed units are still not repaired. The County is currently responding to make sure that the deficiencies are corrected.

All units met HOME-income guidelines and included:

- 10 households at 50% or less of the median
- 5 household between 50-60% of median
- 3 households between 60-80% of median

Female heads of household occupy 2 units. There were no disabled and no elderly households at Northwoods.

Antioch Manor Estates included 10 HOME-assisted units and were 100% occupied. Five (5) units were inspected for compliance with local property standards and all units passed the initial inspection. All units met HOME income guidelines and included:

- 10 households at 50% or less of the median
- 0 households between 50-60% of median
- 0 households between 60-80% of median

Female heads of household occupy 3 units. There was 1 disabled head of household, and there were 11 elderly households at Antioch Manor Estates.

Sol Luna Park Apartments included 114 HOME-assisted units and were 100% occupied. Twelve (12) units were inspected for compliance with local property standards. Eleven (11) units passed, and one (1) unit failed the initial inspection. All deficiencies in the one-failed unit were corrected within 30 days. All units met HOME-income guidelines and included:

- 94 households at 50% or less of the median
- 14 households between 50-60% of median
- 6 households between 60-80% of median

Female heads of household occupy 57 units. There were also 6 disabled and 11 elderly households at Sol Luna Park.

Candler Forrest Apartments included 10 HOME-assisted units and were 100% occupied. Five (5) units were inspected for compliance with local property standards. Five (5) units passed the initial inspection.

All units met HOME income guidelines and included:

- 8 Households at 50% or less of the median
- 1 Households between 50-60% of median
- 1 Households between 60-80% of median

Female heads of household occupy 10 units. There was 1 disabled head of household, and there were 0 elderly households.

Chamblee Senior Residences included 3 HOME units and were 100% occupied. Three (3) units were inspected for compliance with local property standards. All three (3) units passed the initial inspection.

All units met HOME income guidelines and included:

- 2 Households at 50% or less of the median
- 1 Households between 50-60% of median
- 0 Households between 60-80% of median

Female heads of household occupy 2 units. There was 0 disabled head of household, and there were 3 elderly households.

Self-Evaluation – The monitoring results indicate that The Housing Authority HOME properties, Spring Chase, Spring Chase II, and the HOME Single-Family activities of the Scattered Site Rental, Lynwood Park Rental and Fast Program are providing decent, safe, and affordable housing and meeting the HOME program goals and regulations.

- b. Describe the HOME jurisdiction's affirmative marketing actions.

Response:

The County requires all recipients of HOME assistance for 5 or more units to submit an Affirmative Plan that identifies all methods that will be used to affirmatively further the project. This plan is to be submitted on HUD Form 935.2 and must identify populations(s) least likely to occupy the project and list specific measures to be taken to advise these populations of the availability of housing opportunities at the location. The Plans must be submitted with the HOME application and be reviewed and approved as part of the application review and underwriting process. As part of the ongoing HOME affordability requirements, projects are monitored annually for compliance on their affirmative marketing plans.

- c. Describe outreach to minority and women owned businesses.

Response:

In administering the County's Homeowner Rehabilitation Program, the Housing Authority of DeKalb County entered into 70 different contracts. Forty-five of these contracts were with minority firms and 13 were with Women Business Enterprises. Of the 362 subcontracts awarded, 298 were awarded to minorities and 79 were awarded to WBEs.

See the Annual Performance Report in Attachment A in the Appendices for additional information.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.

During 2009, DeKalb County addressed the needs of homeless persons through the County's Emergency Shelter Grant (ESG) and the Community Development Block Grant (CDBG) Programs. The County provided financial assistance to 19 homeless service providers to address the emergency and supportive housing needs of homeless individuals and families. In addition, as part of the American Recovery and Reinvestment Act the County implemented the new Homeless Prevention Rapid Re-Housing Program (HPRP). The County contracted with 14 agencies to administer the HPRP program. In the last quarter of 2009, these agencies provided case management services, rent and utilities to 115 households.

Additionally, to determine the number of homeless individuals, the County and Tri-J conducted the biennial homeless census and survey. The survey revealed a slight increase (6.5%) in the point in time count since 2003 in the Tri-J area. Additionally, the survey revealed a reduction in the number of homeless people sleeping in sheltered facilities (125). On census night, 96% of the emergency shelter beds were occupied and 81% of transitional housing beds were occupied.

Refer to the Tri-J Homeless Census in Attachment H of the Appendices of this Report.

The following charts identify the agencies that provided services to the homeless in 2009.

Homeless Street Outreach Providers	
Clifton Sanctuary Ministries, Inc.	Metro Atlanta Task Force for the Homeless
Georgia Law Center for the Homeless	HOPE Atlanta, Programs of Travelers Aid
DeKalb County Police Department	
Homelessness Prevention	
Provider	Programs
Action Ministries	Case management, life skills, alcohol and drug abuse, healthcare, employment, childcare, transportation
Center for Pan-Asian Community Services	Counseling and advocacy, legal assistance
CHRIS Kids	Counseling and advocacy
Decatur Cooperative Ministry	Rental and utility assistance; financial education; food; referrals
Decatur Emergency Assistance Ministry (DEAM)	Mortgage, rental and utility assistance, counseling and advocacy, prescriptions, food pantry
DeKalb Community Service Board	Counseling and advocacy
DeKalb Metro Housing Counseling Center, Inc.	Mortgage, rental and utility assistance, counseling and advocacy
Georgia Law Center for the Homeless	Legal assistance
Green Forest Social Ministry	Mortgage, rental and utility assistance
HOPE Atlanta, Programs of Travelers Aid	Rental and utility assistance, counseling and advocacy
Interfaith Outreach Home	Counseling and advocacy
Jewish Family and Career Services	Rental and utility assistance, counseling and advocacy, mental health counseling, employment, case management
Living Room, Inc.	Mortgage, rental and utility assistance, counseling and advocacy
Metro Atlanta Task Force for the Homeless	Counseling and advocacy, legal assistance
STAND, Inc.	Counseling and advocacy

Supportive Services for the Homeless	
Provider	Programs
Action Ministries	Case management, life skills, alcohol and drug abuse, healthcare, employment, childcare, transportation
Breakthru House, Inc.	Case management, life skills, alcohol and drug abuse, mental health counseling, meals
Center for Pan-Asian Community Services	Case management, life skills, healthcare
CHRIS Kids TransitionZ Program	Case management, life skills, alcohol and drug abuse, mental health counseling, healthcare, education, childcare, transportation
Clifton Sanctuary Ministries, Inc.	Case management, life skills, alcohol and drug abuse, transportation, clothing, meals and showers
Congregation Shearith Israel Shelter for Women	Emergency shelter for women (winter months), meals, case management, life skills, transportation, showers and laundry
Decatur Cooperative Ministry	Emergency shelter for women with children; transitional housing for families with children; case management, life skills, financial education
DeKalb Community Service Board	Case management, life skills, alcohol and drug abuse, mental health counseling, education
Furniture Bank of Metro Atlanta	Furniture distribution & temporary storage
<i>HOPE Atlanta, Programs of Travelers Aid</i>	emergency lodging, local transportation, food, clothing, case management, information & referral, guidance & counseling, advocacy, housing search assistance, HIV/AIDS services, domestic violence services, and life skills training
Initiative for Affordable Housing, Inc.	Case management, life skills, mental health counseling, education, employment, childcare, transportation, homeownership counseling
Interfaith Outreach Home, Inc.	Case management, life skills, childcare, parenting classes, medical treatment
Jerusalem House, Inc.	HIV/AIDS, counseling, recreation activities, meals, healthcare
Jewish Family and Career Services	Case management, life skills, alcohol and drug abuse, mental health counseling, employment, transportation
Living Room	Case management, life skills, mental health counseling, HIV/AIDS
Metro Atlanta Task Force for the Homeless	Case management, life skills, alcohol and drug abuse, mental health counseling, employment, transportation
Nicholas House, Inc.	Case management, life skills, mental health counseling, education, employment, childcare, transportation, meals, showers and laundry
Oakhurst Recovery Program	Comprehensive chemical dependency treatment and case management services in residential transitional housing setting for homeless and indigent adult males.
Recovery Consultants of Atlanta	Transitional housing for men and women in early addiction recovery.
Safe Haven Transitional, Inc.	Case management, life skills, employment, education, transitional housing, rental assistance, crisis counseling
STAND, Inc.	Case management, life skills, alcohol and drug abuse, mental health counseling, HIV/AIDS
Transition House, Inc.	Case management, life skills, alcohol and drug abuse, mental health counseling, healthcare, HIV/AIDS, education, employment, childcare, transportation

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Response:

- Through collaboration with the Tri-J Continuum of Care and allocation of CDBG, ESG and HPRP funds to agencies, DeKalb County encouraged agencies to provide supportive services to ease the transition from transitional housing to independent living. Through the case management and self sufficiency counseling that agencies provided, homeless persons made a smoother transition to permanent housing.

A major focus of the Tri-J has been to increase the bed supply for both families and individuals. Over six years, there has been an increase of nearly 500 beds in the Tri-J supply for emergency shelters and transitional housing programs. There has been an increase (74%) of over 1,300 permanent housing beds for families and individuals

- Through the use of HOME TBRA funds, the County supported the Drug Court, the pilot program to provide move-in assistance, the Making My Way Home program for youth aged out of foster care, and Housing Kids First for families living in motels to provide financial assistance to help homeless households make the transition to permanent housing.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

Response:

DeKalb County collaborated with the Tri-Jurisdictional Collaborative on Homelessness (Tri-J) in applying for the Homeless SuperNOFA grant. In 2009, HUD awarded Tri-J \$9,357,059 in Homeless Assistance Grants.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

CAPER Specific Housing Prevention Elements response:

To assist low-income households at imminent risk of homelessness, DeKalb County collaborated with agencies to sponsor programs aimed at providing affordable housing, self-sufficiency training, employment, job training, emergency rental assistance, foreclosure counseling, and other supportive services. Also, the County worked with organizations to develop systematic methods of ensuring comprehensive service delivery to at-risk populations. Actions taken during 2009 are listed below:

- As part of the American Recovery and Reinvestment Act the County implemented the new Homeless Prevention Rapid Re-Housing Program (HPRP). The County contracted with 14 agencies to administer the HPRP program. In the last quarter of 2009, these agencies provided case management services, rent and utilities to 115 household.

- In collaboration with the Tri-J, the County increased supportive housing for individuals by 450 beds and 276 beds for families. Additionally, 118 individual and 72 family transitional housing beds were created within the Tri-J. Approximately 199 of the permanent supportive housing beds were in DeKalb County.
- Through its collaboration with the Tri-Jurisdictional Collaborative on Homelessness, the County approved and prioritized agencies for receipt of Homeless Assistance Program funds. These funds were used to provide housing and supportive services for the homeless population in DeKalb County, City of Atlanta, and Fulton County.
- To prevent homelessness among youth aging out of foster care and families living in extended stay hotels, DeKalb County, in collaboration with many of its partners continued to fund housing assistance for pilot programs aimed at preventing homelessness.
- Through the County's Emergency Shelter Grant (ESG) and Community Development Block Grant (CDBG) programs, the County provided financial assistance to homeless service providers to address the emergency and transitional housing needs of homeless individuals and families and those who were at risk of becoming homeless.
- The County formed work groups to recommend systematic approaches to developing affordable housing and facilitating service access for at-risk and homeless populations.
- The County identified a service provider to coordinate service access and delivery to at risk and homeless populations.
- The County continued to collaborate with the Regional Council on Homelessness to mitigate homelessness among women and children.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

Actions to address emergency shelter and transitional housing needs of homeless individuals and families during 2009 were:

- DeKalb County has adopted HUD's Continuum of Care strategy. (Please refer to the Homeless Needs section for a detailed discussion of DeKalb County's activities with its partner jurisdictions in its Continuum of Care during this reporting period.)
- By funding a variety of shelters and transitional housing programs, along with supportive services, the ESG program played an integral role in meeting the emergency and transitional housing needs of individuals and families in the County. Furthermore, the ESG program helped to prevent homelessness by offering cash subsidies to those facing imminent homelessness because of eviction.

2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

DeKalb's goals in the area of homelessness involve continued cooperation with the Continuum of Care, and increasing the supply of transitional and permanent housing, along with supportive services. ESG activities fit well within the established goals of the Continuum.

While ESG funds cannot be used for permanent housing, fully two-thirds of ESG funds are distributed among agencies that provide either emergency or transitional housing, or supportive services, or both. Thus, the ESG program is playing an important role in helping the County meet its goal to increase the supply of transitional housing.

- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

DeKalb County uses ESG funds in four different categories, which cover a spectrum of needs of homeless individuals and families, ranging from emergency shelter and transitional housing, to counseling, to short-term cash assistance.

Operational Costs funds are used for the maintenance and operations of emergency shelter and transitional housing facilities, including utilities, insurance, repairs, furnishings, and security. In 2009, ten agencies were funded in this category, serving a total of 633 individuals.

Essential Services funds are used for services concerned with employment, health, drug abuse, and education, including assistance in finding permanent housing, assistance in obtaining other federal or state assistance, medical and psychological counseling, and substance abuse treatment and counseling. In 2009, five agencies were funded in this category, serving a total of 2,582 individuals.

Homeless Prevention funds are used to provide short-term subsidies for rent or mortgage for those facing homelessness. In 2009, four agencies were funded in this category, serving a total of 284 individuals.

Administrative funds are used to assist the County in its administration of the ESGP grant. The only agency that received Administrative Costs funds in 2009 was Pathways Community Network, Inc., which provides the HMIS (Homeless Management Information System) for the County. Because this agency does not provide direct services, there are no totals for persons served.

Jurisdiction

The chart below shows the individual agencies that were funded, their funding categories, and their service totals for individuals and households in 2009.

Name of ESGP-Funded Agency	Total Persons Served in 2009	Total Households Served in 2009
Action Ministries, Inc. (OC)	5	2
Breakthru House, Inc. (OC)	26	26
CHRIS Kids (OC)	16	16
Clifton Sanctuary Ministries, Inc. (OC)	216	216
Interfaith Outreach Home (OC)	18	5
Oakhurst Recovery Program (OC)	39	39
Recovery Consultants, Inc. (OC)	33	33
Safe Haven Transitional, Inc. (OC)	75	20
Shearith Israel Shelter for Homeless Women (OC)	17	17
Transition House, Inc. (OC)	188	188
TOTAL (OPERATIONAL COSTS FUNDING)	633	562
Center for Pan Asian Community Services, Inc.(ES)	234	234
Furniture Bank of Metro Atlanta, Inc. (ES)	766	333
Jewish Family and Career Services, Inc. (ES)	35	35
Living Room, Inc. (ES)	515	363
Travelers Aid of Metropolitan Atlanta, Inc. (ES)	1,032	487
TOTAL (ESSENTIAL SERVICES FUNDING)	2,582	1,452
Decatur Cooperative Ministry, Inc. (HP)	85	32
Decatur-Area Emergency Assistance Ministry, Inc. (DEAM) (HP)	64	27
DeKalb Family Resources (HP)	28	9
Green Forest CDC Social Ministry (HP)	107	37
TOTAL (HOMELESS PREVENTION FUNDING)	284	105
*Pathways Community Network, Inc. (Administrative Costs)	0	0
Total for All Program Types	3,499	2,119

**This agency provides HMIS services, not direct services to clients.*

HUD requires the reporting of data on the races of persons served. For 2009, the ESGP-funded agencies served persons as follows:

Persons Served by Racial Group	Number Served
White	262
Black/African-American	2,993
Asian	186
American Indian/Alaskan Native	0
Native Hawaiian/Other Pacific Islander	3
American Indian/Alaskan Native & White	0
Asian & White	0
Black/African-American & White	11
American Indian/Alaskan Native & Black/African-American	0
Other Multi-Racial	44
Total	3,499
Persons of Hispanic Ethnicity	50

3. Matching Resources

- a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

Recipients of DeKalb County Human Services Grants Used for 2009 ESG Match	Amount
Decatur Cooperative Ministry	\$ 27,500
International Women’s House	\$ 38,000
Metro Atlanta Task Force for the Homeless	\$ 5,000
Our House, Inc.	\$ 10,000
Partnership for Community Action	\$ 65,000
Women Moving On	\$ 150,000
TOTAL	\$295,500

4. State Method of Distribution (N/A)

- a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

Response:

DeKalb County is not a state.

5. Activity and Beneficiary Data

- a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information. (*)

Response:

This information is captured in the ESG Master List that is in the Appendices of this report.

- b. Homeless Discharge Coordination

- i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

- c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Response:

DeKalb County is not currently using its ESG funds in this manner; however,

working with the Metropolitan Atlanta Tri-J, DeKalb County collaborates with health care, mental health, corrections, and state departments to ensure that their clients are not discharged into homelessness. For example, the County collaborates with the Department of Pardons and Paroles to ensure that appropriate re-entry housing is established in the County. At Grady Hospital, a healthcare facility that receives funding from the County, patients are screened at the time of admission. Social workers and case managers are assigned to determine patients' needs. If a patient needs housing, social workers identify options to reconnect patients with families.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

Response:

An assessment of the use of CDBG funds to the priorities, needs, goals and specific objectives identified in the Consolidated Plan can be found in the Detailed Programmatic Accomplishments, Assessments, and Self-Evaluations sections of Goals I, II and III of this CAPER. (Also Refer to General Questions, 1.a.)

- b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Response:

DeKalb County \$10,000 HOME grant for construction and \$30,000 per year in CDBG funds are being provided for housing services help in the development and rehabilitation of the Tuscany Village apartments. The project began construction in mid 2008 and was completed in December 2009. The project consists of a total of 100 affordable units of which 15 units have rents affordable to the extremely low-income and 37 units have restricted rents for those with very low incomes. The project has 48 units rented to those with low-to-moderate incomes.

- c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

Response:

All CDBG funds were used for activities that benefited extremely low-income, low-income and moderate-income persons.

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

Response:

A discussion of any changes in CDBG program objectives and how the County would go about making such changes as a result of its experiences can be found in the Detailed Programmatic Accomplishments, Assessments, and Self-Evaluations sections of Goals I, II and III of this CAPER. (Also refer to General Questions, 1.a.)

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

Response:

General Questions, 1.a of this Consolidated Annual Performance and Evaluation Report provides a detailed assessment and self-evaluation of DeKalb County's accomplishments as they relate to the goals and objectives found in the County's 2008-2012 Consolidated Plan and 2009 Annual Action Plan. The accomplishments and assessments are cross-referenced as evidence that DeKalb County pursued all resources that it indicated it would in the 2009 Annual Action Plan and, in doing so, substantially achieved the priority goals and objectives of that plan.

- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

Response:

The Community Development Department reviewed all applications submitted to the State or directly to HUD for funding and provided certifications for consistency with the County's Consolidated Plan in a fair and impartial manner.

- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction. **N/A**

4. For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.

Response:

All CDBG funds were used to meet the following national objectives: 1) Benefit Low/Mod Income Persons and 2) Eliminate Slum and Blight.

- b. Indicate how did not comply with overall benefit certification. **N/A**

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property.

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

Response:

It continues to be the policy of DeKalb County to make all reasonable efforts to ensure that activities undertaken through the use of Community Development Block Grant funds will not cause unnecessary displacement or relocation. The County continues to administer the CDBG program in such a manner that careful consideration is given during the planning phase with regard to avoiding displacement.

- c. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

Response:

In 2009, there was neither CDBG-assisted rehabilitation nor demolition of occupied real properties that resulted in permanent displacement. Homes that are considered for possible relocation are owner-occupied Deferred Payment and Low Interest Loans where the presence of lead-based paint required temporary relocation as per HUD protocols. These structures are identified early in the rehabilitation processing phase.

- d. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Response:

Should temporary displacement become necessary as part of the County's housing program, the homeowners are provided the necessary financial assistance, information, counseling, housing location options, information regarding Federal Fair Housing rights. Displacement of any nature shall be reserved as the last resort action necessitated only when no other alternative is available and when the activity is determined necessary in order to carry out a specific goal or objective that is of benefit to the public.

5. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

Response:

Under the loan agreement, DEBCO encourages the businesses to give the first consideration to low/mod income persons. As part of the loan agreements, businesses are required to create jobs and make the jobs available to low/mod income persons.

- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

Response:

DeKalb Enterprise Business Corporation, Inc. (DEBCO)

The DeKalb Enterprise Business Corporation, Inc. (DEBCO) also has created Ten (12.0) full-time equivalent jobs during the Year 2009. Twelve (12.0) full-time equivalent jobs were filled by L/M income persons. The job creation requirement is specified as a part of the loan closing agreement. As jobs are created or retained, businesses are asked to complete a Wage Verification Form for all candidates who are interviewed and/or subsequently hired for a newly created position. The Wage Verification Form includes the most recent Section 8 guidelines for determining eligibility as low-to-moderate income.

Listed below are the specifics as related to the creation of these positions:

	<u>Firm</u>	<u>Position</u>	<u>Racial Ethnic Characteristics</u>	<u>Full-time Equiv.</u>	<u>L/M Jobs</u>
1	Eco Blue, Inc.	Craft Worker (skilled)	Asian.	1.0	L
2	Eco Blue, Inc.	Craft Worker (skilled)	W/Hisp.	1.0	L
3	Excell Enterprise Properties	Service Worker	B/African A.	1.0	VL
4	Excell Enterprise Properties	Service Worker	B/African A.	1.0	VL
5	Excell Enterprise Properties	Professional	B/African A.	1.0	M
6	Excell Enterprise Properties	Service Worker	B/African A.	1.0	L
7	Excell Enterprise Properties	Service Worker	B/African A.	1.0	L
8	Excell Enterprise Properties	Service Worker	B/African A.	1.0	L
9	Excell Enterprise Properties	Service Worker	B/African A.	1.0	L
10	Excell Enterprise Properties	Service Worker	B/African A.	0.5	M
11	Excell Enterprise Properties	Service Worker	B/African A.	0.5	M
12	Excell Enterprise Properties	Service Worker	B/African A.	1.0	M
13	Excell Enterprise Properties	Service Worker	B/African A.	1.0	VL
	TOTALS			<u>12.0</u>	

- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

Response:

DEBCO also provides one-on-one consultation with individual business owners for technical assistance. If there is a special need, DEBCO always refer them to Small Business Development Center, DeKalb Micro-Enterprise Institute or Goodwill of North Georgia for additional assistance on how to run a small business. If there is need for a special skill or work experience, DEBCO will refer them to DeKalb Workforce Development Center for further assistance.

6. Low/Mod Limited Clientele Activities – for activities **not** falling within one of the categories of **presumed limited clientele** low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income. **N/A**

7. Program income received. (See Program Income Notes on Page 51.)
 - a. Detail the amount of program income reported that was returned to each *individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*

Chart A: 2009 CDBG Program Income

<u>Sources of Funds</u>		<u>Uses of Funds</u>		
<u>Description</u>	<u>Amount Budgeted</u>	<u>Description</u>	<u>Amount Expended</u>	<u>Balance</u>
Development Authority	\$ 980,693.59	Performing Arts Center	\$ 106,641.81	\$ 0.00
		Youth Voucher	64,894.34	35,105.66
		DeKalb County Housing Authority	277,913.06	0.00
		Sr. Multipurpose Ctr.	0.00	300,000.00
		Administration	196,138.72	0.00
Total CDBG Program Income	\$ 980,693.59		\$ 645,587.93	\$ 335,105.66

*Does not reflect the program income retained by the two subgrantees.

Chart B: 2009 HOME Program Income

Sources of Funds

<u>Description</u>	<u>Budget</u>	<u>Expended</u>	<u>Balance</u>
Multi-Family Loan Repayments	\$ 155,926.20	\$ 155,926.20	\$ 0.00
Single-Family Loan Repayments	3,882.72	2,540.10	1,342.62
Recaptured Deferred Payment	37,985.00	17,035.00	20,950.00
Total HOME Program Income	<u>\$ 197,793.92</u>	<u>\$ 175,501.30</u>	<u>\$ 22,292.62</u>

Plus Additional Program Income Received in Program Year 2010 for Program Year 2009

<u>Description</u>	<u>Budget</u>	<u>Expended</u>	<u>Balance</u>
Multi-Family Loan Repayments	\$ 79,350.99	\$ 0.00	\$ 79,350.99
Single-Family Loan Repayments	1,273.75	0.00	1,273.75
Total HOME Program Income	<u>\$ 80,624.74</u>	<u>\$ 0.00</u>	<u>\$ 80,624.74</u>
Grand Total HOME Program Income	<u>\$ 278,418.66</u>	<u>\$175,501.30</u>	<u>\$102,917.36</u>

Chart C: Status of 2009 Revolving Loan Balances (CDBG)

Sources of Funds

<u>Description</u>	<u>Budget</u>	<u>Expended</u>	<u>Balance</u>
Low Interest Rehab. Rev. Loans	\$ 389,131.88	\$ 18,573.55	\$ 370,558.33
Economic Develop. Rev. Loans	684,263.53	157,024.01	527,239.52
Total CDBG Revolving Loans	<u>\$ 1,073,395.41</u>	<u>\$ 175,597.56</u>	<u>\$ 897,797.85</u>

Note: The funds listed below are retained by the subgrantees.

Program Income Retained by Subgrantees in 2009

Housing Authority of DeKalb County	\$ 154,276.08
DeKalb Enterprise Business Corporation	\$ 183,765.41
Total	\$ 338,041.49

- b. Detail the amount repaid on each float-funded activity.

Response:

There is no float-funded activity in DeKalb County.

- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
- d. Detail the amount of income received from the sale of property by parcel.

N/A

- 8. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information: **N/A**

- a. The activity name and number as shown in IDIS;
- b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
- c. The amount returned to line-of-credit or program account; and
- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

- 9. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

Response:

There is no float-funded activity in DeKalb County.

- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

Response:

As of December 31, 2009, DEBCO has 25 outstanding CDBG small business revolving loans. The total amount of principal balance is \$614,985.73. There are seven loans paid in full and the amount of principal return as part of program income is \$166,642.21 during 2009.

- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

Response:

There is no loan deferred or forgivable under DEBCO Revolving Loan.

- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

Response:

There were three loans that went into default in 2009. The total amount of principal written off was \$18,354.33.

- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

10. Lump sum agreements **(N/A)**

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

11. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- e. Identify the type of program and number of projects/units completed for each program.

Response: - A total of 10 deferred payment forgivable rehab loans were completed in 2009 using CDBG funds. In addition, 10 HOME-funded deferred payment forgivable loans were processed in 2009. An additional 60 HOME projects received assistance 2009 with a Final Draw, but were closed out in January 2010.

- f. Provide the total CDBG funds involved in the program.

Response: A total of \$219,885 CDBG funds were expended in 2009.

- g. Detail other public and private funds involved in the project.

Response: No public or private funds were involved in the above projects.

- h. Detail other public and private funds involved in the project.

Response: No other public or private funds were involved in the project.

11. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Response:

DeKalb does not have Federally-designated EZs or ECs.

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Antipoverty Strategy response:

In 2007, DMI initiated "The Road to Entrepreneurship, A Financial Literacy and Micro Enterprise Development Program," in collaboration with community partners. This program focused on entrepreneurship for TANF recipients in the DeKalb County area. In 2009, there were 62 participants in the training session, graduating 27. In 2008, the program trained 58 participants, graduating 23. In 2007, 86 participants received training and 67 participants graduated from the program. Funding for the TANF based program is received from a State based grant which focuses on economic self sufficiency utilizing entrepreneurship as a tool to eliminate impoverished living conditions. Funding for the administration, and marketing of this initiative are not included in the DEBCO contract. The TANF based program is operated under the DMI organization to leverage resources and provide a client flow for the 12-week program.

Additionally, the DeKalb County Workforce Development Department has an excellent record of job training and employment that helps reduce poverty. Partnership for Community Action also plays a critical role in reducing poverty. This Agency receives Community Development Block Grant funds.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Non-homeless Special Needs response:

- In 2009, the County provided CDBG funds to St. Jude's Recovery Center at Candler Forrest **Apartments** for case management of the residents of the 36 special needs units.
- The Atlanta Regional Commission funded \$1,767,274 for fiscal year 2009 for the Aging Program. DeKalb County provided \$1,295,662 million.
- The County completed the rehabilitation of 53 single-family, owner occupied units for elderly citizens.
- The County's Office of Senior Affairs provided case management, transportation, meals on wheels, and congregated meals for 3414 senior citizens (unduplicated count) in DeKalb County through the Atlanta Regional Commission Aging Program.
- The City of Atlanta received and administered HOPWA funds for DeKalb County.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.

- ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Specific HOPWA Objectives response:

This section is not applicable to DeKalb County because all HOPWA funds received by nonprofit agencies located in DeKalb County were administered by the City of Atlanta.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Response:

Program Income Notes

Chart A CDBG Program Income

- 1) Source of funds received from Development Authority was the remaining balance in the Lou Walker Senior Citizen Center account.

Chart B HOME Program Income

- 1) HOME multi-family loan repayments are the actual amounts received by check from the Housing Authority of DeKalb County quarterly.
- 2) Home single-family loan repayments represent five homes that received rehab low interest loans in the past. Their payments are calculated quarterly.

- 3) The recaptured deferred payment rehab loan includes all funds received from the Housing Authority from the sale of homes that received HOME assistant in the past.
- 4) All Home program income was allocated to the local Home Trust Account.

Chart C Status of 2009 Revolving Loan Balances (CDBG)

- 1) The Low Interest Rehab loans and the Economic Develop loans are reported quarterly and the funds are expended from their revolving Loan funds to create new loans. These Revolving Loans are controlled by the Housing Authority and DeKalb Enterprise Business Corporation (DEBCO) and reported quarterly.

Additional Response:

Other information including narratives not covered in this “Other Narrative” section is located in tabbed areas of this CAPER or located in the Appendices section.

The additional information includes:

Introduction to this CAPER (Part I)
CAPER Public Notice (Part I)
2009 Grant Agreements (Part I)
Goals I, II & III (Part III)
Financial Summary C04PR26 (Part IV)
Master Expenditure Lists (Part IV)
CPMP Projects, Objectives, Tables (Part V)

Appendices: (Part VI)

HOME Reports – Attachment A
Section 3 Report – Attachment B
Co. MBE/WBE Workshops – Attachment C
Contract Compliance Clinics – Attachment D
Capacity Building Workshops – Attachment E
Minutes of the 2009 Public Hearings – Attachment F
Citizen Responses – Attachment G
Tri-J Biennial Census – Attachment H
Charts/Maps – Attachment I
Direct Benefit Information – Attachment J

IDIS Reports