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# 2010 Consolidated Annual Performance Evaluation Report (CAPER)

*Community Development Block Grant (CDBG)*



*HOME Investment Partnership Program (HOME)*



*Emergency Shelter Grants Program (ESGP)*

Submitted by  
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# Third 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.

## GENERAL

### Executive Summary

During Program Year Three, DeKalb County continued to make significant progress in meeting its goals of providing decent affordable housing, creating a suitable living environment and expanding economic opportunities as aligned with the Goals and Objectives of the 2008-2012 Consolidated Plan.

The Department of Housing and Urban Development (HUD) awarded DeKalb County a total of \$9,482,894 in entitlement funding. The County received \$6,221,085 through the Community Development Block Grant (CDBG) Program, \$3,008,826 through the HOME Investment Partnership (HOME) Program, and \$253,010 through the Emergency Shelter Grant Program (ESGP).

During this program year, 20% of the County's CDBG funds were used for planning and administration. Up to 15% was used for Public Service activities with the remaining balance used for other eligible activities to benefit low-to moderate-income persons. The majority of CDBG funding was allocated for activities classified as housing initiatives, public services, economic development and public facilities & improvement. HOME funds were primarily used to perform single family owner occupied and rental rehabilitation, acquisition, and other housing development activities considered under HOME program regulations. ESG funding was administered to 18 non-profit agencies for administrative costs, essential services, operational costs, and homeless prevention.

In addition to utilizing these annual entitlement funds, the County received and successfully managed the Neighborhood Stabilization Program (NSP), Homelessness Prevention and Rapid Re-Housing Program (HPRP), and CDBG-R funds to further address the Housing, Suitable Living, and Economic Opportunity needs of our constituents. Details of the services, programs, accomplishments and an analysis of expenditures are provided throughout this CAPER. Projects which were completed in 2010 are included. However, activities that span the 2010 – 2011 timeframe are also noted.

A summary of key accomplishments achieved during Program Year Three include the following activities.

**Goal I Decent Affordable Housing** - to maintain and foster decent affordable housing, the County's primary accomplishments were:

- committed CHDO funds of \$457,000 to DeKalb Habitat for Humanity for the acquisition, rehabilitation, and disposition of foreclosed-upon, single-family properties;
- committed CHDO funds of \$900,000 to Antioch CDC to assist in development of a 106 unit senior residence;

- certified Neighborhood Works, Inc. as a CHDO and approved the commitment of \$285,000 in CHDO funds for the acquisition, rehabilitation, and disposition of single-family properties in targeted areas;
- provided Resolutions of Support for tax credit applications for three projects: Retreat at Candler Village, Lane Manor, and Eagles Run Apartments;
- funded the DeKalb First-time Homebuyers Program and provided down payment assistance to 48 homebuyers;
- provided funding for housing counseling services by HUD-approved agencies;
- funded the single-family owner-occupied housing rehabilitation program to assist eligible property owners in obtaining emergency repairs or maintaining homes that satisfy County code;
- achieved its goal of raising community awareness regarding foreclosures by collaborating with bank partners to conduct two foreclosure seminars combined with mortgage work-out opportunities;
- established the County's Foreclosure Registry as a means to protect neighborhoods from becoming blighted due to the lack of adequate maintenance and security;
- provided \$50,000 to Decatur Housing Authority for the demolition of obsolete units in Phase I of the redevelopment of 40 new replacement units;
- provided ESGP funds to 18 non-profit organizations for housing and/or services to the homeless population supporting 1,450 households with a total of 2,162 persons;
- contracted with 14 agencies to administer the HPRP program, these agencies provided case management services, rent and utilities to 1,122 persons representing 411 households;
- funded 25 deferred payment, forgivable rehab loans (76% were for elderly homeowners);
- completed lead-based paint abatement in 38 single family, owner occupied housing rehabilitation cases at a total cost of \$554,161; and
- assisted in the demolition of 2 dilapidated structures and cleared 4 vacant lots to mitigate blighted conditions in low to moderate –income areas.

**Goal II Suitable Living Environment** - the County accomplished the following:

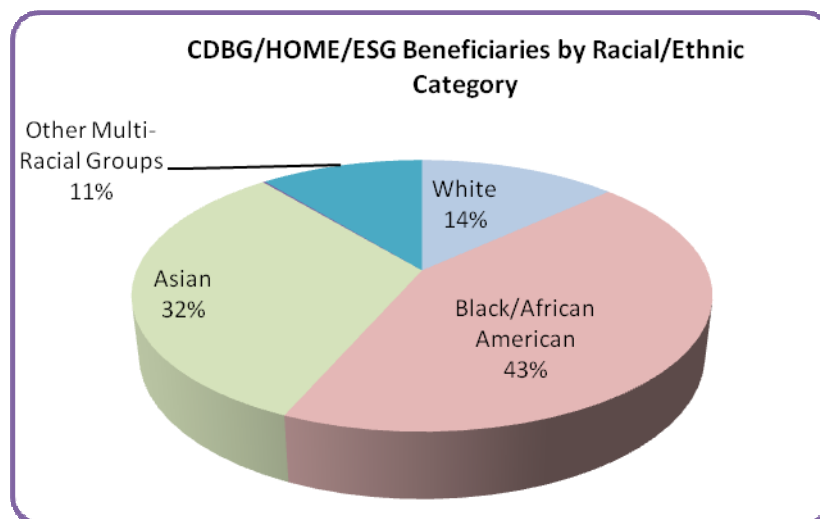
- provided a \$1.2 million grant to the Center for Pan Asian Community Services Property Management, LLC to acquire a 14,904 square foot – two story building. The Center delivers culturally competent and comprehensive social and health services to counteract problems faced by the County's immigrants, refugees, and racial-ethnic minority population. In 2010 CPACS served 3,915 low-to moderate-income persons;
- installed a new drainage pipe for the City of Stone Mountain at Sheppard Way funded by CDBG-R. Construction was completed in August 2010;
- installed new sidewalks for the City of Doraville along Central Avenue, funded by CDBG-R. Construction completed in November 2010;
- renovated Friends of Disabled Adults & Children Too, Inc. (FODAC) facility, funded by CDBG-R. Project was completed in December 2010. In 2010 FODAC served 1,827 low-to moderate-income persons by providing home health care equipment, mobility aids and daily living devices for people who are disabled;

- Completed the demolition of the interior portion of the South DeKalb Police Precinct Renovation Project;
- Land acquisition and completion of the engineering design phase of the Lou Walker Multi-purpose Facility Parking Expansion Project;
- Completed the architectural design for construction of Fire Station#10 and placed the construction project out for bid;
- Completed the architectural design and engineering phase of the Fire Station#3 construction project;
- assisted 62 families through educational activities and homebuyer seminars on foreclosure and fraud prevention;
- assisted 356 persons with pre-and post purchase homeowner counseling;
- provided youth summer vouchers to 658 low-to moderate-income youth;
- funded daycare services for 251 low-to moderate-income DeKalb pre-school children with free nutritious meals throughout the day;
- provided operational capacity training for 2,473 non-profits and faith-based organizations serving 3,415 individuals; and
- supported the Housemate Match Program, a unique home sharing program that matched 108 clients, primarily seniors to safe and permanent housing.

**Goal III Expanded Economic Opportunities** - the County's major accomplishments included:

- closed seven (7) CDBG small business revolving loans
- created 9.5 FTE jobs through DEBCO revolving loan fund
- provided micro –enterprise training to DeKalb businesses through the DeKalb Enterprise Business Corporation (DEBCO);
- partnered with the City of Stone Mountain and other key partners to develop and initiate the Stone Mountain Artist Micro-Enterprise Incubator Program.

Overall for Program Year Three, DeKalb County Community Development served a total of 13,329 low-to moderate-income individuals. DeKalb County will continue to make progress toward satisfying the needs of its communities.



## Summary of Resources and Distribution of Funds

HUD provided the following funds for the 2010 program year to accomplish the Goals and Objectives delineated in the 2008-12 Consolidated Plan and 2010 Annual Action Plan. These funds were expended on activities aimed at meeting the many challenges faced by DeKalb County for the development of viable communities to principally benefit low and moderate –income persons.

<b>Federal Funds Available</b>	<b>Budget</b> (includes prior Years Funds)	<b>2010 Grant Award</b>	<b>2010 Expenditures</b> (includes funds from prior years)
<b>Community Development Block Grant</b>			
CDBG Grant	\$16,675,446	\$6,221,085	\$9,087,056
Program Income	\$ 751,183	\$ 751,183	\$ 37,836
<b>TOTAL</b>	<b>\$17,426,629</b>	<b>\$6,972,268</b>	<b>\$9,124,892</b>
<b>HOME Investment Partnership Fund</b>			
Home Grant	\$9,491,626	\$3,008,826	\$1,580,91
Program Income	\$278,627	\$278,627	\$102,917
<b>TOTAL</b>	<b>\$9,770,253</b>	<b>\$3,287,453</b>	<b>\$1,683,834</b>
<b>Emergency Shelter Grant</b>			
ESG Grant	\$431,694	\$253,010	\$246,665
<b>GRAND TOTAL</b>	<b>\$27,628,576</b>	<b>\$10,512,731</b>	<b>\$11,055,391</b>

**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:**

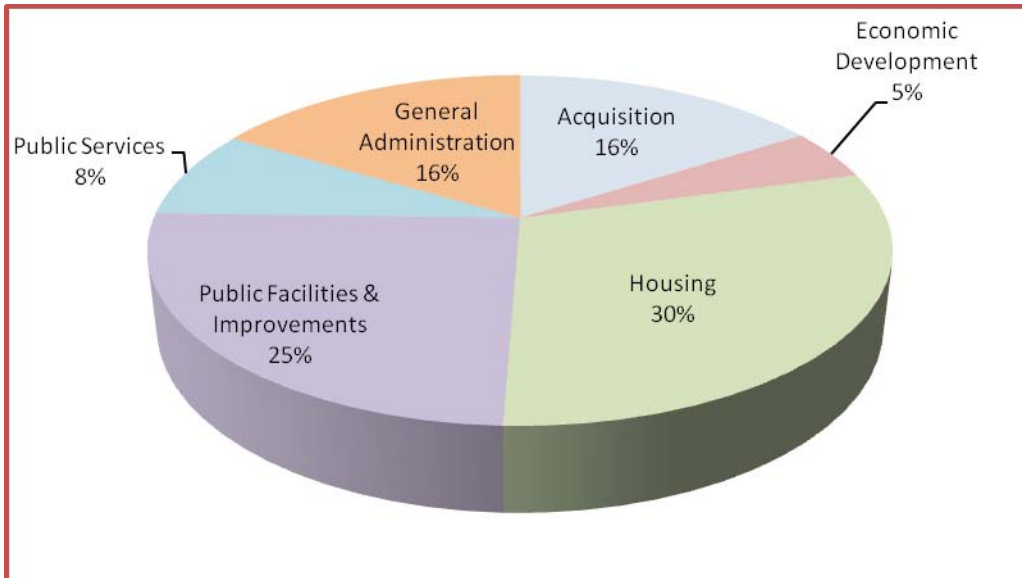
DeKalb County's accomplishments in attaining the Goals and Objectives for 2010 are reported in Appendix, **TAB A**.

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

GOAL	CATEGORY	2010 EXPENDITURES CDBG & HOME
II	Acquisition	\$1,713,763
III	Economic Development	\$506,457
I	Housing	\$3,196,730
II	Public Facilities & Improvements	\$2,660,772
II	Public Services	\$874,620
I,II, III	General Administration	\$1,753,466
<b>TOTAL</b>		<b>\$10,705,808</b>

- Goal I (DH) Decent Affordable Housing  
 Goal II (SL) Suitable Living Environment  
 Goal III (EO) Expanded Economic Opportunities

*2010 CDBG/HOME Program Expenditures*



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

**Response:**

Please refer to Appendix, **TAB A**, for the Goals and Objectives Accomplishments.

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

**Response:**

The development of the County's Consolidated Plan was based on current and anticipated needs of primarily low-to moderate-income County residents. Significant impact has been made to improve the quality of life for citizens of DeKalb County. The County continually strives to improve the delivery of its program. In assessing where changes can be made for improvement, we plan to augment our project management process in order to ensure the timeliness of expenditures, particularly regarding capital improvement project.

In addition, because of the County's heightened foreclosure crisis, we enhanced our program this year by adding a Foreclosure Registry Initiative utilizing NSP funds. The registry serves as a means to protect neighborhoods from becoming blighted due to inadequate maintenance and security. Creditors or mortgagors who foreclose upon properties are required by law to register the property with DeKalb County or face fines.

Community Development's partnership with the Office of Neighborhood Empowerment (ONE) is another enhancement we added to our 2010 program to preserve, strengthen and stabilize neighborhoods. The funding to launch ONE comes primarily from the Neighborhood Stabilization Program (NSP) and CDBG. This effort has been vital in improving the overall quality of life for DeKalb Citizens; particularly in relation to crime and code enforcement. The ONE's efforts surrounding technical assistance and capacity building have brought government closer to the people and empowered citizens to make positive contributions in their communities. See Appendix, **TAB J**, for additional information on the DeKalb County Foreclosure Registry and ONE.



*Office of Neighborhood Empowerment community meeting on strengthening neighborhoods*

3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.

**Response:**

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. 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 having the most diverse population of any County in the southeastern United States. Population demographics and the analysis of Impediments to fair housing indicate that race, color, national origin, income level, gender, religion, and disability present impediments to fair housing. This analysis indicates a need for extensive fair housing education for landlords as well as tenants.

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. The County promotes fair housing and respects the rights of each individual where fair housing is concerned.

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

**Response:**

In 2008, DeKalb County began the process of updating its Analysis of Impediments (AI) in order to ensure that impediment to fair housing were chronicled and addressed. In 2009, DeKalb County contracted with Metro Fair Housing Counseling, Inc. to conduct the AI to Fair Housing in DeKalb County. The agency completed its analysis in November 2009 and conducted a public "talk back" event in December 2009.

During the "talk back" event, citizens identified issues, ranging from bridging the gap in fair housing for the refugee community to ensuring fair housing for 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 2010, the County took the following steps to overcome identified impediments:

1. **Impediment - Lack of adequate educational and fair housing Activities.** (Located on page 85 of the DeKalb County 2009 Analysis of Impediments)

**2010 Action Taken:**

Conducted home buyer's educational workshops, including one specifically for the refugee and immigrant community. The workshop included fair housing and legal rights components. See Appendix, **Tab K, Capacity Building and Collaborative Initiatives, for the Homebuyers Education Workshop flyer.**

2. **Impediment - Lack of Fair Housing Ordinances that Mirror State and Federal Levels.** (Located on page 85 of the DeKalb County 2009 Analysis of Impediments)

**2010 Action Taken:**

Enacted an ordinance to address substandard multi-family housing. This ordinance affects the quality of housing available for lower income individuals. *See Appendix, Tab K, Capacity Building and Collaborative Initiatives, for An Ordinance to Amend the Code of DeKalb County Georgia, Chapter 15, Pertaining to Code Compliance Certificates and for Other Purposes.*

- 3. Impediment - Lack of adequate legal mechanisms that target predatory lending activities that have contributed to the foreclosure crisis.** *(Located on page 85 of the DeKalb County 2009 Analysis of Impediments)*

**2010 Action Taken:**

Through partnership with Atlanta Legal Aid, Inc., DeKalb County has provided expanded homeowner educational activities for DeKalb Citizens in order to further educate prospective borrowers on predatory lending practices.

- 4. Impediment – Inadequate education and fair housing testing programs.** *(Located on page 85 of the DeKalb County 2009 Analysis of Impediments)*

**2010 Action Taken:**

In accordance with Federal law, the County has contracted Metro Fair Housing Services, Inc. to act as its agent in the investigation of fair housing complaints. The County continues discussions with Metro Fair Housing Services, Inc. in order to augment existing efforts in furthering fair housing.

- 5. Impediment – Lack of Mechanisms that insure new construction of multi-unit facilities conform to HUD design and construction requirements for persons with disabilities.** *(Located on page 85 of the DeKalb County 2009 Analysis of Impediments)*

**2010 Action Taken:**

In accordance with HUD Section 504 Uniform Federal Accessibility requirements, the County requires that a minimum of 5% of units in all projects must be totally accessible by those with mobility impairments and 2% must accommodate for those with sensory impairments.

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

**Response:**

The largest group in DeKalb County with underserved needs is comprised of individuals and households with incomes at or below 50% AMI. The scarcity of standard, affordable housing, inadequate federal/state/local funding, competing demands for public services, the population's general lack of financial knowledge and credit awareness, economic pressures from foreclosures, and predatory lending presented obstacles to satisfying underserved needs.

The County took the following actions to address obstacles to meeting underserved needs:

- Continued to fund Metro Fair Housing to provide counseling for fair housing issues
- Continued housing programs targeted at households at or below 50% AMI
- Continued the single-family, owner occupied rehab program
- Encouraged the re-development of affordable rental housing
- Used NPS funds to rehabilitate a 186 unit multi-family housing complex. Eighty-eight (88) of the units that were affordable to those at or below 50% AMI
- Supported agency/organization submissions for tax credit and other funding to benefit 60% AMI
- Used HPRP funding to assist those who were at risk of homelessness to remain housed or those already homeless to become rapidly re-house
- Provided funding for pre- and post-purchase housing counseling
- Provided funding for legal services to represent victims of discrimination and those in danger of losing their homes
- Conducted "home-save workshops" to prevent foreclosures
- Continued efforts to raise public awareness about foreclosures and mortgage fraud and encouraged those facing these problems to seek assistance
- Worked with lenders to identify ways to reduce foreclosures and encouraged the development of workout plans
- Worked with the Livable Communities Coalition to develop plan for quality affordable workforce housing

5. Leveraging Resources

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

**Response:**

The items listed below show the County's progress in obtaining other public and private resources:

- HUD awarded \$9,357,059 in Homeless Assistance Grant funding to the Tri-Jurisdictional Collaborative on Homelessness (Tri-J). DeKalb agencies received approximately \$2,986,467 of this amount
- The Regional Commission on Homelessness awarded \$1,662,723 to the County for its seniors program
- Senior Connections received a \$1 million FHLB grant to provide single-family owner occupied rehabilitation in targeted DeKalb County areas
- Leveraged \$4.9 million in NSP-1 funds with private developer's funds of \$5 million to rehabilitate a 186 unit multi-family apartment complex in Clarkston, GA. Upon completion, this project will result in 86 units that are affordable to households at or below the 50% AMI
- Collaborated with Workforce Development, Parks and Recreation, the Office of Neighborhood Empowerment, and other County Departments to implement summer training programs for youth in targeted areas
- Leveraged \$538,000 of CDBG and CDBG-R funds with private funds of \$328,553 raised by FODAC. The total project cost was \$1.2 million

- b. How Federal resources from HUD leveraged other public and private resources.

**Response:**

Tax credits for Antioch Villas and Gardens and Marketside at Brookleigh, a Housing Authority of DeKalb County project, were carried into 2010. Marketside at Brookleigh received financing from a 221(d) 4 loan and 9% tax credit. Antioch Villas and Gardens was financed through 9% Tax Credit, a DeKalb County HOME loan, and private financing. With late 2011 completion dates, the projects will add 227 units to DeKalb's affordable housing inventory.

The County provided \$50,000 to the Decatur Housing Authority for the demolition of 12 units of obsolete public housing in Phase I of the Authority's redevelopment project. This project will result in the redevelopment of 40 new units in 2011.

Approximately, 26% of NSP funds (\$4.9 million) were used in conjunction with a private developer's funds of \$5 million to rehabilitate a 186 unit multi-family apartment complex in Clarkston, GA. Upon completion, this project will result in 86 units that are affordable to households at or below the 50% AMI.

The County used Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds (\$2.3 million) to assist in housing individuals who were homeless and or at-risk of becoming homeless. Case managers referred program participants and ineligible clients to other appropriate, non-HPRP services.

McKinney Vento funds, through collaboration with the Metropolitan Atlanta Tri-Jurisdictional Collaborative on Homelessness (Tri-J), were used to provide transitional and permanent supportive housing for homeless individuals and families. All funded agencies were required to provide a match of non-federal funds.

McKinney Vento funds were used by the DeKalb School System to provide supportive services to students within the school system.

Seven (7) CDBG Revolving loans were closed by DeKalb Enterprise Business Corporation (*DEBCO*) during the fiscal year. The businesses were loaned funds that totaled \$333,972; however, these same funds leveraged \$3,812,973 in private resources for this year.

- c. How matching requirements were satisfied.

**Response:**

A report on match contributions for DeKalb County's 2010 program year can be found on the attached HOME Match Report, HUD Form 40107-A, in Appendix, **TAB I**.

**Managing the Process**

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

**Response:**

The Community Development Department administered the CDBG, HOME and ESP programs. The County has a series of procedural checks and balances to ensure

compliance with program and comprehensive planning requirements. Management of priorities included:

- setting up projects, fund activities and report results in IDIS
- developing and utilizing a departmental annual schedule (comprehensive calendar) to track all program activities
- reviewing monthly invoices to determine appropriateness of expenditures and compliance with HUD allowable expenses
- conducting on-site biennial performance monitoring reviews of each sub-recipient to ensure CDBG funds are being used in accordance to contract specifications
- conducting monitoring reviews of HOME and ESG assisted projects according to HUD's regulations
- reviewing applications for organizational and program eligibility
- providing technical assistance and capacity building workshops for sub-recipients
- completing timely environmental reviews and concurring with Historic Preservation and various Federal environmental laws
- monitoring Davis Bacon Act to ensure that correct wage decisions and wages are correctly paid
- complying with Section 3 requirements for construction projects over \$100,000
- processing the timely drawdown of funds, issuing payments and identifying any areas of non-compliance
- monitoring achievement of plan goals and objective through periodic and annual reports
- attending technical assistance and training that is offered by HUD, and
- making all documents available for public review and through a review process with a citizen advisory board.

## **Citizen Participation**

1. Provide a summary of citizen comments.

### **Response:**

Citizen Participation plays an important role in identifying community needs and provides the public the opportunity to comment on current and future projects as well as budget. To engage the public, the DeKalb County Community Development Department held several Public Hearings in 2010. The first Public Hearing was held on April 22, 2010 regarding citizen input on community needs for the 2011 Annual Action Plan.

Below is a list of comments made by the public.

### **Housing Needs of the Community:**

#### ***Mortgage Foreclosure & Issues***

- Review of Loan Modifications, referrals to HUD approved agencies (affordability & sustainability)
- Make community more aware of mortgage fraud (investors buying up property-wanting to sell at large profit)
- DeKalb Housing Authority should limit the number of rentals for a particular area
- Too many housing choice voucher homes

#### ***Stronger Code Enforcement***

- Enforcement of lawn maintenance
- More code enforcement officers
- Need for a one-stop community center
- Demolition on old boarded up properties

- Refurbish retail businesses in the area
- Need for the overall community to be cleaned up
- Concern with deterioration of properties
- Concern with Fraternity House on Tilson Street
- County to mow and maintain county's common areas
- Utilize better vendors to do work
- Better sanitation services
- Vacant property; homeless are taking over empty homes
- Can neighborhood associations purchase vacant school (Tilson Elementary)
- Landlords should be licensed; better able to track for code enforcement issues

### ***Parks & Recreation***

- No rest rooms for community park (Lou Walker Park) need for port-a-potties
- This park is in a flood zone; drainage is poor
- Improvement on local parks (baseball fields, fences, etc)

### ***Other***

- Street improvements
- Speed bumps needed for the communities
- Sidewalks needed (McAfee Area) from 2<sup>nd</sup> Avenue to Candler Road
- Community Health (better grocery stores and eating establishments)
- Need for more Senior Citizen housing
- Limit Transitional housing (better advertising before they move in community)
- Need for financial assistance with rent
- Facilities for youth after they have gone through the court system
- More "livable communities" for seniors
- Better plans for vacant schools
- More community schools/Charter schools
- More outreach programs needed for the community
- Need for a mixed use community
- Concerns for childcare
- Improved neighborhood watch
- Need for a recreation center on Memorial Drive (this will address social issues in community; drugs and prostitution)
- Need training for residents that are opening illegal daycare facilities in their homes
- Want to purchase street cameras for their area
- Improve Arts and education through one stop community center
- Additional parking at Porter Sanford Performing Arts and Community Center
- Repair streets and potholes
- Additional funds for Parks and Recreation to be used on the new 52 acreage park
- More incentive to attract business to DeKalb County
- Better response time to 911 calls
- More movement on economic and community development
- Charge for outsiders to participate in park activities (concessions)
- Healthy Initiatives/reduce fast food stores in community
- Support for healthy living
- Reduce package stores in community
- Start a community garden
- Crime awareness/panhandling "no loitering" signs needed

- Time frame to implement some of these initiatives

DeKalb County Community Development held another Public Hearing on August 12, 2010 in order to discuss the proposed budget for the 2011 Annual Action Plan. Below is a list of the comments made by the public concerning Community Development's budget.

- A. Participant- Agrees with the current budget, thanked DeKalb Community Development Department for their support of the citizens of DeKalb.
- B. Participant- Thanked the CD department for their financial support; explained the "House Mate Match" program (Marcus Jewish Community Center); also provides rental and utilities assistance as well.
- C. Participant- (D&E Financial) thanked CD for their past support; discussed the assistance they provide families attempting to avoid foreclosure and to purchase a home.
- D. Participant- Thanked the CD their support. They have identified neighborhoods to target in an effort to assist in the home foreclosure prevention process (The Center for Pan Asian Community Services).
- E. Participant- Thanked the CD and Director Chris Morris for their financial support of over 20 years (Metro Fair Housing Service).
- F. Participant- Stated that they have provided assistance to over 20,000 clients for the past 15 years (Living Room).
- G. Participant- Looking forward to being financially supported in the future and providing service to the residents of DeKalb.
- H. Participant – New Grantee to DeKalb County, looking forward to serving the residents of DeKalb (Salvation Army).
- I. Participant - Thanked CD for their financial support and discussed the success of their program.
- J. Participant - Thanked the CD for their "sidewalks" (City of Doraville).
- K. Participant - Reported that all funding spent through the CD are fully accounted for, that the CD does a great job of helping those in need, very transparent in all that we do.



*2010 Technical Assistance Public Hearing Workshop*

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 Map/Charts on pages 16-18.

<b>Grant Program</b>	<b>Funds Available</b>	<b>Expended Funds in 2010</b>	<b>Balance</b>
Community Development Block Grant (CDBG)	\$16,758,057	\$8,116,292	\$8,641,765
HOME Investment Partnership	\$9,491,626	\$7,910,709	\$1,580,917
Emergency Shelter Grants (ESG)	\$431,694	\$246,665	\$185,029
Program Income	\$1,008,600	\$713,347	\$295,253
<b>TOTAL</b>	<b>\$27,689,977</b>	<b>\$16,987,013</b>	<b>\$10,720,964</b>

Racial/Ethnic Summary

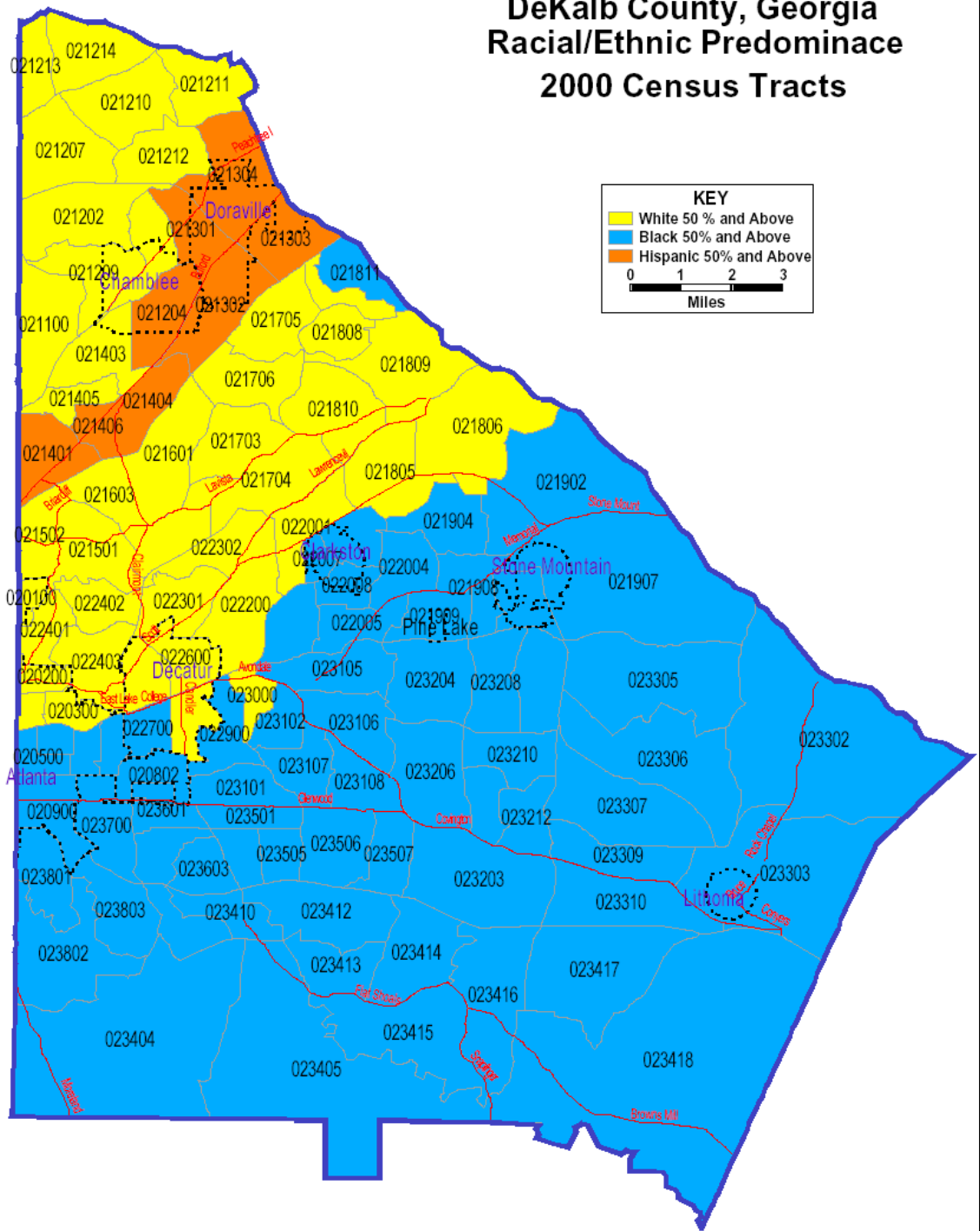
3. Provide a summary of the racial/ethnic status of persons assisted with formal grant funds.

**Response:**

The following chart summarizes the racial/ethnic status of persons assisted with formula grant funds in the DeKalb County:

ADD Direct Benefits Chart

## DeKalb County, Georgia Racial/Ethnic Predominance 2000 Census Tracts



## Institutional Structure

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

### **Response:**

In order to overcome gaps in institutional structures and enhance coordination in Year Five, the County continued to maintain successful partnerships with a broad spectrum of internal and external entities. This coordination brought together the entities capable of addressing the County's most critical needs: Affordable Housing, Public Infrastructure, Community Facilities, Public Services, Human Services and Expanded Economic Opportunities for low-to moderate-income persons. Through the vision of CEO Burrell Ellis, the County's departmental structure has been realigned. This realignment has resulted in consistent collaborative contact throughout the year, bringing renewed focus and a closer working relationship among all pertinent community stakeholders. These stakeholders include, but are not limited to:

- The Office of Economic Development
- The Housing Authority of DeKalb and Lithonia
- The DeKalb Chamber of Commerce
- The DeKalb Board of Education
- Over 30 non-profit public service provider agencies
- Non-profit and for-profit affordable housing developers
- Chief Executive Officer and staff
- Board of Commissioners and staff
- County Departments including, Planning, Finance, Purchasing and Contracting, Legal, Parks and Recreation, Public Safety, Workforce Development and Public Works
- DeKalb DFACS
- DeKalb Board of Health
- DeKalb Community Services Board
- DeKalb Community Development Advisory Council
- Keep DeKalb Beautiful
- Georgia Department of Community Affairs
- Municipalities in DeKalb County
- Other local jurisdictions

All of these partners played specific roles in the implementation of strategies and activities. To implement the non-housing activities, such as public facility improvements, the County generally used its own workforce or contracted with municipalities. Most public service activities were performed by non-profit agencies under contract with the County.

Non-profit and for-profit developers performed affordable housing development activities. In many instances, the Housing Authority of DeKalb County, acting as agent for the County, administered the developers' loans and construction contracts.

Furthering the collaborative strategy, Community Development staff participated in planning activities with other funding agencies and user groups. These collaborations explored alternative funding sources for affordable housing, housing for persons with special needs, and housing for persons who were homeless.

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

Inadequate funding was one of the major weaknesses in the County's institutional structure. In an attempt to leverage additional resources, the County supported the submission of other entities' applications to HUD for funding, when those applications were consistent with the DeKalb Consolidated Plan. Additionally, in 2010 DeKalb County supported the request for Georgia Department of Community Affairs tax credit funding for three tax credit projects.

## **Monitoring**

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

### **Response:**

During 2010, the liaison for each agency/project performed desk reviews and provided technical assistance in the early stages of a contract's inception to assist agencies in satisfying regulatory requirements. Early reviews helped to ensure that projects were implemented in a timely manner.

Community Development ensured that procedures and monitoring tools were in place to comply with federal regulations and satisfy DeKalb County's requirements. These procedures included conducting desk audits and/or on-site monitoring and inspections of funded agencies.

The Project Monitor, Finance Monitor and assigned liaison conducted on-site monitoring. This team ensured that the necessary pre-review preparation was completed, the objectives of the monitoring visit were accomplished, the proper documentation was obtained, and any necessary follow-up on the visit was completed.

The County's monitoring also included continuous telephonic and written communication, analyses of reports, technical assistance and periodic meetings. Staff used a tracking system to compile data and document receipt of contractually required information; i.e., Requests for Reimbursement, Direct Benefit and Performance Measurements information, Section 3 Summary Report, financial reports and written narratives. The County reimbursed agencies for expenses only when the agency complied with the requirements of the contract.

The monitoring team noted each deficiency during the on-site monitoring visit and formally addressed the deficiency in written communication to the agency. The agency, in collaboration with the monitoring staff, established a plan of action to correct any findings or concerns. All monitoring efforts placed emphasis on detection, correction, and technical assistance aimed at preventing future deficiencies.

The County monitored agencies receiving CDBG funds biennially, unless agency performance indicated that more frequent monitoring was required. Agencies receiving ESG funds were monitored on a triennial basis, due to the large number of grantees and the practice of continuous desk monitoring. HOME monitoring was conducted in accordance with HOME regulations.

The following are monitoring specifics for each program:

***CDBG Program Monitoring:***

The Community Development Department performed desk audits and biennial on-site visits for all activities to ensure compliance with applicable federal, state and local regulations and consistency with the goals and objective of the Five Year Consolidated Plan. Monitoring continues to reinforce the communication between the County and the various agencies participating directly in the implementation of the Consolidated Plan or assisting in the provision of services supporting the Plan's strategies.

The monitoring process includes site visits by the Project Monitors to help ensure accountability, compliance, and adequate progress from the various agencies programs funded with CDBG funds. In 2010, all of the County's agencies were determined to be compliant with federal, state and/or local requirements. Technical Assistance was provided, emphasizing the importance of report timeliness, correctly completing paperwork, adherence to Davis-Bacon and Section 3.

***ESG Program Monitoring:***

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

ESG sub-grantees were monitored every third year via an in-person site visit, unless circumstances dictated more frequent monitoring. Site visits included 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
- Housing inspection (for agencies providing housing)
- Other federal requirements.

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

A total of seven agencies were monitored on-site during 2010 by the ESG Program Manager and Grant Funds Fiscal Specialist.

***HOME Monitoring of Multi-family and Single-family Rental Properties***

The Housing Authority of DeKalb County (HADC) performed an annual on-site inspection of affordable rental housing assisted under the HOME Investment Partnerships Program (HOME), when the assistance was administered by HADC as the County's agent or sub-recipient. Community Development Department staff actively participated in these on-site inspections and file reviews.

CD staff independently monitored projects owned by the Housing Authority, its non-profit subsidiaries, CHDOs, and other partner developers. The annual on-site monitoring involved a desk review of tenant files.

Monitoring reviews included but were not limited to an examination of the following:

- Initial tenant documentation
- Tenant recertification documentation
- Household composition
- Household income
- Documentation to verify income
- Recertification timeliness
- Written Tenant Selection Criteria
- Copies of any Affirmative Marketing/Advertisements done in the previous year
- The posted Fair Housing logo
- Letters of notification to tenants evicted or moved out in the last 12 months
- Listing of applications for occupancy/waiting list, if applicable
- Letters of Rejection to applicants not accepted for tenancy
- A current Rent Roll
- Copies of all Compliance Reports
- Copy of current HOME Income Limits
- Copy of current HOME Rents
- Copy of current Utility Allowances
- Copy of the HOME addendum to the lease
- Physical inspections of 15-20% of the HOME units to determine if the units satisfy County property maintenance standards, local rehabilitation standards, state and local code requirements, and handicapped accessibility requirements.

### ***Homelessness***

#### HPRP Program Monitoring

DeKalb County provided oversight and monitoring of its Homeless Prevention Rapid Rehousing Program (HPRP) sub-grantees through various avenues. The program manager conducted continuous and recurrent reviews and desk audits during the monthly reimbursement process.

As a part of HPRP, DeKalb County funded an agency to provide HMIS technical assistance to agencies. The technical assistance liaison reviewed the agencies' HMIS data on a weekly basis and provided on-site technical assistance on a bi-monthly basis, or more frequently if needed.

The County conducted a technical assistance/monitoring visit to each agency. The goal of the monitoring visit was to assess agency program performance, financial performance, and ensure HUD regulatory compliance. Agencies received at least one monitoring visit annually and were re-visited in the event that there were concerns or findings in the initial monitoring visit.

#### Supportive Housing Program (SHP)

The County also monitors agencies receiving Homeless Assistance Grants in conjunction with the Tri-Jurisdictional Collaborative on Homelessness (Tri-J). The Tri-J performs desk monitoring on all agencies. It performs on-site monitoring when desk monitoring reveals areas of concern.

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

### ***CDBG***

Four (4) CDBG sub-recipients, including Marcus Jewish Community Center, Jerusalem House, DEBCO, and Decatur Cooperative Ministry were formally monitored.

All of the sub-recipients were determined to be compliant with federal, state and/or local requirements. Areas of review included compliance with contract goals; program management and performance; personal management; property management and procurement; and accounting policies and procedures.

In addition to programmatic monitoring, the County prepared and submitted to HUD the "Minority Business Enterprises Contract and Sub-contract Activity Report" (Minority Businesses that receive CDBG funds) and the "Semi-Annual Labor Standard Enforcement Report" (contracts/projects subject to Davis-Bacon and related acts/contract work hours and Safety Standard acts).

### **ESG**

All of the agencies that were monitored during 2010 were found to be in compliance with HUD's regulations and DeKalb's local policies for the ESG Program. During 2010, Pathways Community Network, Inc. completed a study of HMIS usage by ESG funded agencies. The ESG Program Manager followed up with agencies to ensure showing a reporting deficiency to ensure that they used HMIS in the required fashion.

### **HOME Multi-family and Single-family Rental Properties**

Eleven (11) projects were monitored. All of the monitored projects were found to be in compliance with HUD regulations and DeKalb's local policies for HOME funding.

### *Homelessness*

Nine (9) HPRP-funded agencies were monitored. All of the agencies that were monitored during 2010 were found to be in compliance with HUD regulations and DeKalb's local policies for the HPRP Program.

The Tri-J performed on-site monitoring for three (3) agencies. 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 with deficiencies were in the process of taking corrective action.

## 3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.

### **Response:**

In 2010, the County was successful in addressing the goals and objectives stated in the 2010 Annual Action Plan.

CDBG funding was used to carry out activities that benefit low- and moderate-income persons and families, including housing, economic development, public service, and neighborhood improvement needs. Activities included, fair housing, housing counseling, services for seniors, housing rehabilitation, and infrastructure improvements. These activities reflected services and needs identified in the County's Citizens participation plan and were consistent with activities which citizens and stakeholders identified as critical needs in our public hearings. To meet challenges that deal with addressing low-to moderate-income neighborhoods, DeKalb County continued to effectively utilize the resources of the HOME investment Partnerships Program and the Neighborhood Stabilization Program. Activities funded through these programs targeted goals set forth in the 2008-2012 Consolidated Plan which included increased homeownership opportunities, improved the availability and accessibility of quality affordable multi-family rental units, and improved the affordability and quality of owner occupied single-family properties.

Our efforts through the Tri-J were responsible for a substantial increase in supportive housing for individuals and families within the County. Approximately 158 permanent supportive housing beds were created within DeKalb County.

Emergency Shelter Grant (ESG) 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.

- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

**Response:**

The County's ability to identify and prioritize the needs of its residents has made a tremendous impact in improving lives through the provision of or access to decent housing, suitable living environment or expanded economic opportunities. Further detail regarding these needs and specific objectives are found in Appendix, **Tab A**.

- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

**Response:**

The County ensured that all of its CPD grant funded activities provided decent housing, a suitable living environment, or expanded opportunity principally for low-to moderate-income persons starting with the initial review of the agency's application. All agencies were required to meet the minimum threshold requirements for consideration of funding. Agencies were required to have non-profit status for at least two full years, be registered and licensed to do business in the State of Georgia, provide annual independent audit no older than 12 months from the end of their fiscal year, submit a copy of their most recent IRS Form 990, provide two most recently completed years of financial statements and demonstrate the existence of an active independent Board of Directors that met at least four (4) times a year. In addition, potential agencies were required to identify proposed outcomes, outcome indicators, and provide an outcome statement. These requirements were reinforced during technical assistance sessions.

- d. Indicate any activities falling behind schedule.

**Response:**

*CDBG* – No activities fell behind schedule. The anticipated outcomes of the 2008-2010 Consolidated Plan, through year three have been met or exceeded. Funds were expended on a timely basis.

*ESG* - No activities fell behind schedule. The anticipated outcomes of the 2008-2010 Consolidated Plan, through year three have been met or exceeded. Funds were expended on a timely basis.

*HOME* - No activities fell behind schedule. The anticipated outcomes of the 2008-2010 Consolidated Plan, through year three have been met or exceeded. Funds were expended on a timely basis. All funds were committed within the HUD/HOME Program's required timeframes. (Funds must be committed within two years and expended within five years).

- e. Describe how activities and strategies made an impact on identified needs.

**Response:**

DeKalb County's activities made a tremendous impact on identified needs as evidenced by the number of residents whose lives improved through the provision of or access to decent housing, suitable living environment, and expanded economic opportunity. Further detail regarding these needs and specific objectives are found in Appendix, **TAB A**.

- f. Identify indicators that would best describe the results.

**Response:**

The indicators that best describe the results are the number of people, households, non-profits, and organizations served. Other indicators are the number of housing units, jobs, and loans that were improved or created by CPD formula grant funds.

- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

**Response:**

The County faced similar barriers to other Entitlement Communities of its size; particularly due to the higher demand for public services, housing, and economic opportunities. DeKalb County worked to overcome these barriers by collaborating with our Chief Executive Officer, Board of Commissioners, other County Departments, Municipalities, and community stakeholders.

Obstacles in DeKalb County regarding standard affordable housing related to the age and lack of availability of adequate housing stock and general economic conditions.

Between 2008 and 2009, pending foreclosures spiked significantly and continued to pose a direct threat to neighborhood stabilization. The following chart indicates the number of pending foreclosures for the period.

	2008	2009	2010
Number of Foreclosures	13,055	17,183	18,781
% Increase in Foreclosures	-	31.62%	9.30%

Through the use of CDBG, HOME, and NSP funding, the County has taken great effort to offset the effects of foreclosures on neighborhoods throughout the jurisdiction. Although the overall number of pending foreclosures increased from 2009 to 2010, the County witnessed a substantial decrease in the overall rate of foreclosures. We will continue to monitor the growth trend during the next fiscal cycle. The foreclosure crisis remains one of DeKalb County's most critical issues, thus the County is seeking NSP III funding in order to be further responsive. NSP III funds will significantly augment entitlement funds and NSP I program income and will be utilized to continue the County's efforts in 2011.

- h. Identify whether major goals are on target and discuss reasons for those that are not on target.

**Response:**

In accordance with the 2008-2012 Consolidated Plan, all major goals and objectives are on target. See Appendix, **Tab A**.

- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

**Response:** The County strives to improve its strategies and activities in an ongoing manner.

**Lead-based Paint**

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

**Response:**

During 2010, DeKalb County took the following actions to evaluate and reduce lead-based paint hazards.

*Lead Poisoning Prevention Program*

The DeKalb County Board of Health operated a Lead Poisoning Prevention and Training Program to address lead-based paint. The following items provide a description of the program.

1. Educational Activities: The Environmental Health Division responded to public information requests from DeKalb County citizens by providing brochures and consultations related to lead poisoning prevention. The division staff was 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) were referred to the Environmental Health Division for environmental investigations to attempt to determine the source(s) of the lead poisoning. These investigations were conducted using the protocol developed by the State of Georgia Department of Human Resources. Investigations included XRF analysis, paint/dust/soil sample collection, and recommendations for the housing of EBL children. Investigations were conducted by staff members who were certified in Lead Paint Inspection and Risk Assessment. Lead-poisoned individuals were referred for medical treatment and case management. Individuals were monitored as needed by Division staff.

*Lead-based Paint Treatment in Rehab Programs*

All HUD requirements pertaining to lead-based paint have been fully incorporated into the procedures for all housing rehabilitation, homelessness prevention, and home ownership programs.

## HOUSING

### Housing Needs

Please also refer to the Housing Needs Table in Appendix, **Tab E**, Housing and Homelessness Reports.

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

#### Response:

The County took the following actions to maintain and foster affordable housing:

- Committed \$900,000 in HOME funds to the Antioch Villas and Gardens project. In this project, HOME funds were leveraged with tax credits and private investment to foster the development of 106 units of senior housing
- Leveraged \$4.9 million in NSP 1 funds with a private developer's \$5 million to rehabilitate a 186 unit multi-housing apartment complex. Upon completion, this project will result in 86 units that are affordable to households at or below 50% AMI
- Committed CHDO funds to DeKalb Habitat for Humanity for the acquisition, rehabilitation, and disposition of foreclosed-upon, single-family properties
- Certified Neighborhood Works, Inc. as a CHDO and approved the commitment of CHDO funds for the acquisition, rehabilitation, and disposition of single-family properties in targeted areas
- Provided Resolutions of Support for tax credit applications for three projects: Retreat at Candler Village, Lane Manor, and Eagles Run Apartments
- Funded the DeKalb First-time Homebuyers Program and provided down payment assistance to 48 homebuyers
- Provided funding for housing counseling services by HUD-approved agencies
- Funded the single-family owner-occupied housing rehabilitation program to assist eligible property owners in maintaining homes that satisfy County code
- Provided \$50,000 to Decatur Housing Authority for the demolition of obsolete units in Phase I in the redevelopment of 40 new replacement units.

Before and after photos of a property in the Miller Grove sub-division are provided as an example of the positive impact the housing rehab program can have on individual properties and neighborhoods in DeKalb County.



*Before*



*After*

*5501 Miller Grove Road*

## 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.

**Response:**

See Item 2 below. The affordable housing generated by Community Development satisfies the Section 215 definition of affordable housing.

2. 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.

**Response:**

The chart below illustrates the County's progress in satisfying the objectives of providing affordable housing for rental and owner households. New units were not rehabilitated or constructed during 2010. Developers' difficulties in obtaining financing, coupled with the State's denial of tax credit awards to DeKalb County applicants, inhibited the provision of multi-family units in 2010.

Objective	Units by Household Income by AMI			Total Units
	0-30%	31- 50%	51%-80%	
<b>82 Completions of single family, owner-occupied units</b>	32	2	52	<b>86*</b>
<b>Assist 40 households to become first-time homebuyers</b>	2	8	45	<b>55 (Includes 7 homebuyers through Habitat for Humanity)</b>
<b>Rehabilitate 100 HOME assisted Multifamily rental units</b>	0	0	0	<b>0 (The County exceeded its 5 year goal of 500 units in program year 2)</b>
<b>Construct a minimum of 40 affordable multi-family units</b>	0	0	0	<b>0 (The County exceeded its 5 year goal in program year 2)</b>
<b>Identify 1 new CHDO</b>				<b>1</b>

\* 61 rehabilitations began in 2009 but were completed in IDIS in 2010

The County achieved its goal of raising community awareness regarding foreclosure by collaborating with bank partners to conduct two foreclosure seminars combined with mortgage work-out opportunities. The Housing Authority of DeKalb County conducted two additional seminars. These events were publicized in local newspapers and were free and open to the public.

The County funded Atlanta Legal Aid's Home Defense Program. This program assisted seniors, among others who were in danger of losing their homes due to fraud. Additionally, the Community Development Department referred 10 seniors to HUD approved housing counseling agencies for assistance in preventing foreclosure.

3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

**Response:**

The County committed NSP funds to the rehabilitation of Cedar Pines Apartments, a 186-unit blighted property. After rehabilitation is complete, a total of 88 units will be available to households at or below 50% AMI. Two units will be available to households at or below 30% AMI. A total of 168 units will be created in this project. Project completion is scheduled for July 2011.



*Cedar Pines Apartment Rehabilitation Project*

The County, in its efforts to address the accessibility needs of persons with disabilities, implemented a policy requiring all multifamily projects receiving HOME funds to comply with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as applicable. The following guidelines have been 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% must accommodate 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 specifying 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.

The County's Single-Family Housing Rehabilitation Program addresses the needs of income eligible homeowners with disabilities and/or accessibility concerns.

## Public Housing Strategy

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

### **Response:**

#### **The City of Decatur Housing Authority**

The Decatur Housing Authority completed demolition of 64 units of public housing that were built in 1941 and began construction on 40 new replacement units. This work was Phase 1 of a three phase redevelopment of 190 units of public housing. Construction completion is scheduled for first quarter 2011.

During 2010, the Authority applied for Low Income Housing Tax Credits (LIHTC's) for Phase 2 and was awarded \$963,116 in 9% credits in late December. These credits, along with other funding sources, will provide the funds for the construction of 80 senior units in a four story building. Demolition of 40 units will start in April 2011 to provide the area for construction of the senior building, which will start in July 2011.

The Authority also applied for Section 8 Housing Choice Vouchers to expand its rental assistance programs. These vouchers were allocated for persons with specific needs, such as the disabled non-elderly. In 2010, the Authority was the only Housing Authority in Georgia to receive funding for 35 new vouchers.

The Authority continued to expand its resident services programs during 2010. In addition to an after school program, two summer camps, and senior activities, the Authority provided over 80 on-going activities for residents of all ages.

#### **The Housing Authority of DeKalb County (HADC)**

HADC utilized a variety of funding sources to improve the lives of public housing residents. The Authority completed the following activities:

- Upgraded heating systems in many units
- Replaced doors
- Improved the Community Center with a new exercise room with new elliptical machines, treadmills, and weights for senior citizens and families
- Installed a new computer laboratory with eight new and upgraded computers
- Replaced sewer lines
- Improved landscaping
- Improved security lighting throughout the property.

With the recent award of the Resident Opportunities and Self Sufficiency (ROSS) program grant, the Housing Authority conducted an intense survey of residents' needs, provided ongoing referrals, and initiated partnerships with local social service providers to facilitate service delivery for residents both on-site and within the community.

#### **The Lithonia Housing Authority**

In April 2010, the Authority, in partnership with Mercy Housing, opened a 90 unit affordable housing community (featuring 1, 2, and 3 bedroom units) for families and elderly households. This project was the first new affordable housing development in Lithonia in 20 years.

Additionally, the Authority performed the following activities:

- Conducted a summer camp for children ages 6-12. Approximately 25 children attended

- Sponsored the “Help a Child Smile” preventive dental program. The program served 46 youth, ages 4-18
- Sponsored two students in the GAAHRA scholarship competition. The students placed second and received scholarships to DeKalb Tech and Georgia State University
- Provided after school tutoring for 20 children
- Provided a health, wellness, nutrition, budgeting, and self-sufficiency class for all housing authority residents
- 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.

### **Response:**

Several actions were taken during the past year to remove barriers to affordable housing. They are as follows:

- The County continued its efforts to develop a work-force housing ordinance that would either offer affordability incentives or require a percentage of new homeownership units to be made affordable to income-eligible persons. To further its work force housing initiative, the County retained a consultant to provide information on options to encourage the development of work force housing.
- 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. This soft-second loan was available to DeKalb County police officers, first responders, and the general public who purchased foreclosed homes.
- The County committed approximately \$4.9 million of its Neighborhood Stabilization funds to the acquisition and rehabilitation of a multi-family housing project. Upon completion of the rehabilitation in 2011, 88 units will be available to households with incomes equal to or less than 50% AMI.
- To assist in the development of 106 units of affordable senior housing, the County committed \$900,000 in HOME funds to the Antioch Senior Housing project. The project is scheduled for completion in late 2011.

## HOME/ American Dream Down Payment Initiative (ADDI)

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.

HOME Objective	Household Types			Total
	0-30% AMI	31-50% AMI	51-80% AMI	
61 Completions of owner occupied rehabilitation	22	1	38	61 Rehabilitation began in 2009 but was completed in IDIS in 2010.
40 First-time buyers	8	31	56	56 (through HOME) 7 though DeKalb Habitat
100 HOME assisted multi-family units	0	0	0	Satisfied the Five Year program objective of program Year 2
HOME Objective	Household Types			Total
	0-30% AMI	31-50% AMI	51-80% AMI	
Rental Assistance to special needs low income household (Drug Court and Youth Aged Out of Foster Care)- TBRA	5			5
Complete 40 affordable multi-family new units	0	0	0	0 The County exceeded the Five Year program goal of 200 units in program Year Two

The Housing Authority of DeKalb County administered the Down Payment Assistance program on behalf of Community Development. This program was funded through HOME and was extremely successful for 2010; the number of participants in the program more than doubled its 2009 numbers. A total of 48 income-eligible homebuyers received down payment assistance this year.

As a key part of the program, the Housing Authority provided 24 first-time homebuyer education classes for those interested in purchasing a home in DeKalb, and 371 participants attended the workshops.

In addition to regularly scheduled homebuyer workshop classes, the DeKalb Housing Authority held the following classes in 2010:

- Foreclosure Prevention – 2 classes; 64 homeowners attended in efforts to avoid foreclosure
- Lender /Agent Trainings – 4 classes; 73 lenders and agents attended to learn how the DeKalb County Down Payment Assistance Program works, and how other programs can be used in conjunction

- Housing Counseling Training – 12 counselors attended
- VA (Veterans Administration) offsite workshop - 109 participants attended.

In 2010, the Community Development Department also partnered with DeKalb Habitat for Humanity, a Community Housing Development Organization (CHDO). Using HOME-CHDO funds, this agency purchased, rehabilitated and sold to income-qualified homebuyers a total of seven (7) houses in DeKalb County that had previously been foreclosed upon.

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-A, can be found in **Tab I** of the Appendix.

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 **Tab I** of the Appendix.

4. Assessments
  - a. Detail results of on-site inspections of rental housing.  
On-site Monitoring Visits  
Multifamily Properties:

**Multifamily Properties**

**Columbia Mill Apartments** included 55 HOME-assisted units that were 96% occupied. Eleven (11) units were inspected for compliance with local property standards. Six (6) units passed and five (5) failed initial inspections. All deficiencies in the initial 5 failed units were corrected within 30 days. All units met HOME income guidelines and included:

43 households at 50% less of the median  
10 household between 50-60% of median  
2 households between 60-80% of median  
Female heads of household occupy 41 units. There was 0 disabled, and there were 0 elderly households at Columbia Mill.

**Eagles Run Apartments** included 54 HOME-assisted units that were 77% 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:

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

Female heads of household occupied 26 units. There were also one (1) disabled and three (3) elderly households at Eagles Run.

**Prince Avondale Apartments** included 84 HOME-assisted units that were 99% occupied. Six (6) units were inspected for compliance with local property standards. Six (6) units passed.

All units met HOME income guidelines and included:

- 75 households at 50% or less of the median
- 5 households between 50-60% of median
- 4 households between 60-80% of median

Female heads of household occupied 75 units. There were also five (5) disabled and four (4) elderly households at Prince Avondale.

**Northwoods Apartments** included eighteen (18) HOME units and were 100% occupied. Five (5) units were inspected for compliance with local property standards. All units failed the initial inspection. All deficiencies in the failed units have been repaired. The County is currently responding to make sure that the deficiencies are corrected.

All units met HOME-income guidelines and included:

- 9 households at 50% or less of the median
- 5 household between 50-60% of median
- 4 households between 60-80% of median

Female heads of household occupied one (1) unit. There were no disabled and no elderly households at Northwoods.

**Antioch Manor Estates** included seven (7) HOME-assisted units that were 97% 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:

- 7 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 three (3) units. There was 1 disabled head of household, and there were 12 elderly households at Antioch Manor Estates.

**Sol Luna Park Apartments** included 80 HOME-assisted units that were 80% occupied. Eleven (11) units were inspected for compliance with local property standards. Eleven (11) units passed. All units met HOME-income guidelines and included:

- 69 households at 50% or less of the median
- 7 households between 50-60% of median
- 4 households between 60-80% of median

Female heads of household occupy 60 units. There were also 8 disabled and 11 elderly households at Sol Luna Park.

**Candler Forrest Apartments** included 10 HOME-assisted units and were 100% occupied. Two (2) units were inspected for compliance with local property standards. Two (2) units passed the initial inspection.

All units met HOME income guidelines and included:

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

Female heads of household occupied 10 units. There was 1 disabled head of household, and 1 elderly household.

**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 occupied 2 units. There were no disabled head of household, and 3 elderly households.

**Allegre Point Apartments** included 2 HOME units and were 95% occupied. One (1) unit was inspected for compliance with local property standards. The unit passed the initial inspection.

All units met HOME income guidelines and included:

2 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 occupied 2 units. There were no disabled head of household and 3 elderly households.

Additionally, the County invested HOME funds into **FAST and Scattered Site Homes**. All homes were occupied. Three (3) homes were inspected. Two (2) passed initial inspection and One (1) failed. All deficiencies have been repaired. Female heads of household occupied 2 units. There were no disabled heads of household and one (1) elderly head of household.

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

**Response:**

The County required all recipients of HOME assistance with 5 or more units to submit an Affirmative Plan that identifies all methods that will be used to affirmatively further the project. This plan was submitted on HUD Form 935.2 and identified populations(s) least likely to occupy the project and listed specific measures taken to advise these populations of the availability of housing opportunities at the location. The Plans were submitted with the HOME application and 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 25 different contracts in 2010. Twenty-four of these contracts were with minority firms and 2 were with Women Business Enterprises. Of the 134 subcontracts awarded, 24 were awarded to minorities and 2 were awarded to WBEs.

See the Annual Performance Report in Appendix, **Tab C**, for additional information.

## HOMELESS

### Homeless Needs

Please also refer to the Homeless Needs Table in **TAB I** of the Appendix.

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

**Response:**

During 2010, DeKalb County addressed the needs of homeless persons through the County's Emergency Shelter Grant (ESG), the Homeless Prevention and Rapid Re-Housing Program (HPRP), the Community Development Block Grant (CDBG) Programs, and the Homelessness Assistance Program, which is in collaboration with Fulton County and the City of Atlanta in the Tri-J.

One of the main ways that the County addresses the needs of homeless persons is through the ESG (Emergency Shelter Grants) Program. This 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 2010, the County provided ESGP funds for 18 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 1,450 households with a total of 2,162 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.

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 2010, these agencies provided case management services, rent and utilities to 1,122 persons representing 411 households.

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 (CoC) 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.

In 2010, the Tri-J's goals and objectives included creating new permanent and supportive housing for the chronic homeless, homeless individuals and families in need, and youth aging out of foster care. A major focus of the Tri-J has been to increase the bed supply for both families and individuals.

Over seven years, there has been an increase of over 500 beds in the Tri-J supply for emergency shelters and transitional housing programs. There has been an increase (75%) of over 1,300 permanent housing beds for families and individuals. In 2010, the Tri-J added an HMIS unit to the collaborative.

The HMIS unit is responsible for the training and monitoring of agencies that are recipients of the HUD Homeless Assistance Grant. The Unit also conducts ongoing performance and systems checks to ensure that the agencies adhere to Tri-J HMIS policies and HUD HMIS guidelines.

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 NOFA grant. In 2010, HUD awarded the Tri-J \$8,508,327 in Homeless Assistance Grants. HUD has not announced its decisions regarding the reallocation projects. Information on additional funding is expected by spring 2011.

### **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

**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 2010 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 2010, these agencies provided case management services, rent and utilities to 1122 person representing 411 households
- In collaboration with the Tri-J, the County increased supportive housing by adding 69 additional beds for families. Approximately 22 of the permanent supportive housing beds were in DeKalb County. Additionally 99 chronically homeless beds were added in 2010
- 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, Fulton County, and the City of Atlanta
- To prevent homelessness among youth aging out of foster care and Drug Court participants, 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 in conjunction with the DeKalb Drug Court provided transitional housing for non-violent drug offenders to assist them in attaining self sufficiency and prevent homelessness
- The DeKalb Community Service Board, in collaboration with the DeKalb County Magistrate Diversion Court, provided permanent supportive housing for homeless Diversion Court participants and for individuals with mental health issues who are arrested for non-violent crimes or misdemeanors. The Magistrate Diversion Court supported its program through a SAMHSA grant. The DeKalb Community Service Board provided housing and case management through its HUD Shelter Plus Care and Permanent Supportive Housing grants
- In 2010, in addition to its existing 50 HUD-VASH vouchers, the Housing Authority of DeKalb County administered 350 HUD-VASH vouchers. The HUD-VASH program combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the Veterans Affairs at its medical centers and in the community
- 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
- In 2010, DeKalb County Community Development Department assisted a total of 36 DeKalb homeowners in the area of foreclosure prevention. The Department referred ten senior citizens to HUD-approved housing counseling agencies in an attempt to prevent them from losing their homes to foreclosure. Agencies assisted referred clients in obtaining special forbearance agreements, modifications, Keys for Cash, refinancing, and short sales.

### **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).

**Response:**

DeKalb County adopted HUD's Continuum of Care strategy. Partnering with a range of agencies representing all needs in the continuum, the County provided a variety of services through ESG and CDBG. By providing funds to shelters, transitional housing programs, and supportive services programs including outreach, 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.

**Response:**

Although ESG funds cannot be used for permanent housing, more than 2/3 of ESG funds are used for operational costs for emergency and transitional housing. Thus, the ESG program plays 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.

**Response:**

DeKalb County uses ESG funds in four different categories, operational costs, essential services, homeless prevention, and administrative funds.

Operational Costs funds were used for the maintenance and operations of emergency shelter and transitional housing facilities, including utilities, insurance, repairs, furnishings, and security. In 2010, ten (10) agencies were funded in this category, serving a total of 787 individuals.

Essential Services funds were 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 2010, three agencies were funded in this category, serving a total of 1,131 individuals.

Homeless Prevention funds were used to provide short-term subsidies for rent or mortgage for those facing homelessness. In 2010, five agencies were funded in this category, serving a total of 244 individuals.

Administrative funds were used to assist the County in its administration of the ESGP grant. The only agency that received Administrative Costs funds in 2010 was Pathways Community Network, Inc., which provided the HMIS (Homeless Management Information System) for the County.

The following chart shows the individual agencies that were funded, their funding categories, and their service totals for individuals and households in 2010.

Name of ESGP-Funded Agency	Total Persons Served in 2010	Total Households Served in 2010	Total Children Served in 2010	Total Adults Served in 2010
Action Ministries, Inc. (OC)	43	14	16	27
Breakthru House, Inc. (OC)	46	46	46	0
CHRIS Kids (OC)	41	29	31	10
Clifton Sanctuary Ministries, Inc. (OC)	194	194	194	0
Interfaith Outreach Home (OC)	53	16	24	29
Oakhurst Recovery Program (OC)	38	38	38	0
Recovery Consultants, Inc. (OC)	45	45	45	0

Name of ESGP-Funded Agency	Total Persons Served in 2010	Total Households Served in 2010	Total Children Served in 2010	Total Adults Served in 2010
Safe Haven Transitional, Inc. (OC)	119	36	36	83
Shearith Israel Shelter for Homeless Women (OC)	31	31	31	0
Transition House, Inc. (OC)	177	177	177	0
<b>TOTAL (OPERATIONAL COSTS FUNDING)</b>	<b>787</b>	<b>626</b>	<b>638</b>	<b>149</b>
Center for Pan Asian Community Services, Inc. (ES)	137	129	131	6
Furniture Bank of Metro Atlanta, Inc. (ES)	543	238	273	270
Living Room, Inc. (ES)	451	348	407	44
<b>TOTAL (ESSENTIAL SERVICES FUNDING)</b>	<b>1131</b>	<b>715</b>	<b>811</b>	<b>320</b>
Decatur Cooperative Ministry, Inc. (HP)	81	30	47	34
Decatur-Area Emergency Assistance Ministry, Inc. (DEAM) (HP)	44	18	20	24
Green Forest CDC Social Ministry (HP)	57	31	40	17
Salvation Army Metro Atlanta Command (HP)	25	15	17	8
Travelers Aid of Metropolitan Atlanta, Inc. (HP)	37	15	21	16
<b>TOTAL (HOMELESS PREVENTION FUNDING)</b>	<b>244</b>	<b>109</b>	<b>145</b>	<b>99</b>
*Pathways Community Network, Inc. (Administrative Costs)	0	0	0	0
<b>Total for All Program Types</b>	<b>2162</b>	<b>1450</b>	<b>1594</b>	<b>568</b>

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

HUD requires the reporting of data on the races of persons served. For 2010, the ESGP-funded agencies served persons as follows:

Persons Served by Racial Group	Number Served
White	178
Black/African-American	1826
Asian	96
American Indian/Alaskan Native	0
Native Hawaiian/Other Pacific Islander	2
American Indian/Alaskan Native & White	0
Asian & White	0
Black/African-American & White	26
American Indian/Alaskan Native & Black/African-American	0
Other Multi-Racial	34
<b>Total</b>	<b>2162</b>
Persons of Hispanic Ethnicity	24

### 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.

<b>Recipients of DeKalb County Human Services Grants Used for 2010 ESG Match</b>		<b>Amount</b>
Decatur Cooperative Ministry		\$ 18,940
International Women's House		\$ 43,000
Our House, Inc.		\$ 15,000
Partnership for Community Action		\$ 55,000
Safe Haven Transitional, Inc.		\$ 12,575
Women Moving On		\$ 150,000
<b>TOTAL</b>		<b>\$ 294,515</b>

4. State Method of Distribution
- a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as sub-recipients.

**Response:**

DeKalb is not a state and is not required to provide a response.

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 Appendix, **Tab B**.

- b. Homeless Discharge Coordination

**Response**

As part of the government's 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.

- 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 does not currently use ESGP Homeless Prevention 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 Housing & Community Development Table in **TAB E** the Appendix.

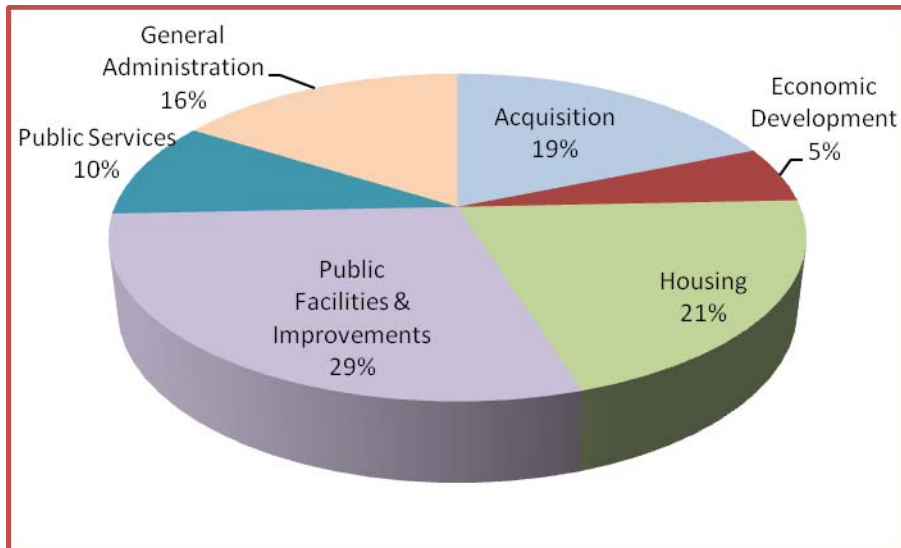
1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

**Response:**

The following is an assessment of the use of CDBG funds to the priorities, needs, goals and specific objectives identified in the Consolidated Plan

GOAL	CATEGORY	2010 EXPENDITURES CDBG
II	Acquisition	\$1,713,763
III	Economic Development	\$ 506,457
I	Housing	\$1,901,880
II	Public Facilities & Improvements	\$2,660,772
II	Public Services	\$ 874,620
I,II, III	General Administration	\$1,467,399
TOTAL		\$9,124,892

- Goal I (DH) Decent Affordable Housing
- Goal II (SL) Suitable Living Environment
- Goal III (EO) Expanded Economic Opportunities



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

**Response:**

The County primarily uses HOME funds to further its goal of providing affordable housing. During 2010, the County acquired and rehabilitated 2 single-family units to be sold to households at or below 80% AMI. These units are to be sold during 2011. The County acquired 3 additional properties for rehabilitation and disposition. However, rehabilitation of these properties is not complete. Additionally, the County used CDBG funds to rehabilitate 25 single-family, owner occupied units.

- 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. Our percentage to low to moderate income is 93.3%.

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:**

The development of the County's Consolidated Plan was based on current and anticipated needs of primarily low-to moderate-income County residents. Significant impact has been made to improve the quality of life for citizens of DeKalb County. The County continually strives to improve the delivery of its program. In assessing where changes can be made for improvement, we plan to augment our project management process in order to ensure the timeliness of expenditures, particularly regarding capital improvement projects.

3. Assessment of Efforts in Carrying Out Planned Actions

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

**Response:**

All CDBG funds were used for activities that benefited extremely low-income, low-income and moderate-income persons. See Appendix, **Tab A**, Goal and Objectives for a detailed assessment of DeKalb County's accomplishments as they relate to the goals and objectives found in the County's 2008-2012 Consolidated Plan and 2010 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 2010 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:**

In order to provide certifications of consistency in a fair and impartial manner, Community Development staff reviewed all proposed programs to ensure consistency with the specific goals and objectives of the Five-Year Consolidated Plan. The review also determined whether the prospective programs were feasible, filled a gap in service, did not duplicate existing services and had Citizen Participation. All program recommendation over \$100K were presented to the Board of Commissioners for approval and then forwarded to the CEO for final approval and signature. All programs under \$100K are forwarded to the CEO for approval.

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

**Response:**

DeKalb County did not hinder Consolidated Plan implementation by action or willful inaction. The County ensures that all Consolidated Plan funds that are expended support the Plans goals and objectives. Citizen Participation is encouraged in the development of the Consolidated Plan by public notices in print, conducting two public hearings, and conducting public comment periods for the Annual Action Plans/CAPERS.

4. For Funds Not Used for National Objectives

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

**Response:**

In Program Year Three, all CDBG funded activities met the National Objectives.

- b. Indicate how did not comply with overall benefit certification.

**Response:**

All CDBG funded activities complied with overall benefit certification.

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 is DeKalb County's policy that 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.

County staff worked diligently during the planning phase of all projects to develop processes that facilitated displacement avoidance. DeKalb County made all reasonable efforts to ensure that unnecessary displacement or relocation was absent in CDBG-assisted activities.

- b. 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 2010, the County did not perform CDBG-assisted rehabilitation or demolition of occupied real properties that resulted in permanent displacement. Temporary, voluntary relocation occurred in the single-family, owner-occupied housing rehabilitation program. Early in each project's planning phase, the rehabilitation team determined if residents should relocate during the rehab process, due to the disturbance of lead-based paint. When temporary displacement was necessary, the County provided relocation information, housing location options, the required financial assistance, counseling, and information regarding Federal Fair Housing rights. Residents were temporarily housed in locations that were free of lead-based paint.

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

**Response:**

Early in each project's planning phase, the project team determined if relocation was necessary for project completion. This early identification of relocation requirements allowed County staff to work with appropriate entities to ensure that all HUD prescribed relocation steps were performed.

- 6. 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, DeKalb Enterprise Business Corporation, Inc (DEBCO) encouraged businesses to give the first consideration to low/mod income persons. As part of the loan agreements, businesses were 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:**

The DeKalb Enterprise Business Corporation, Inc. (DEBCO) created six full-time and ten part time equivalent jobs during the Year 2010. The job creation requirement is specified as a part of the loan closing agreement. As jobs were created or retained, businesses were required to complete a Wage Verification Form for all candidates who were interviewed and/or subsequently hired for newly created positions. The Wage Verification Form included the most recent Section 8 guidelines for determining eligibility as low-to-moderate income.

Listed 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	East Atlanta Coffee Shop, Inc.	Service Worker	White	1.0	VL
2	East Atlanta Coffee Shop, Inc.	Service Worker	Asian	1.0	VL
3	AJAT Enterprise, Inc.	Service Worker	Black/African American	1.0	VL
4	AJAT Enterprise, Inc.	Service Worker	Black/African American	1.0	VL
5	Classy Klutter, Inc.	Service Worker	White	1.0	L
6	Classy Klutter, Inc.	Service Worker	White	1.0	L
7	LADADA marketing Group, Inc.	Service Worker	Black/African American	0.5	L
8	LADADA marketing Group	Service Worker	Black/African American	0.5	M
9	LADADA marketing Group	Service Worker	Black/African American	0.5	L
10	LADADA marketing Group	Service Worker	Black/African American	0.5	L
11	LADADA marketing Group	Service Worker	Black/African American	0.25	VL
12	LADADA marketing Group	Service Worker	Black/African American	0.25	L
13	LADADA marketing Group	Service Worker	Black/African American	0.25	M
14	LADADA marketing Group, Inc.	Service Worker	Black/African American	0.25	L
15	LADADA marketing Group, Inc.	Service Worker	Black/African American	0.25	VL
16	LADADA marketing Group, Inc.	Service Worker	Black/African American	0.25	L
	<b>TOTALS</b>			<b><u>9.5</u></b>	

- 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 refers 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 refers business owners to DeKalb Workforce Development Center for further assistance.

7. Low/Mod Limited Clientele Activities – for activities **not** falling within one of the categories of **presumed limited clientele** low-to 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.

**Response:**

In order to comply with the national objective of benefiting low- and moderate income clientele (570.208(a) (2), DeKalb County requires that all sub-recipients collect information from their program participants/ beneficiaries regarding family size and income in order to show evidence that a minimum of 51% of the clientele are persons whose family income does not exceed the low-to moderate-income limits.

8. Program income receipts
  - 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.

**2010 CDBG Program Income**

<u>Description</u>	<u>Receipt Amount in 2010</u>
Program Income	\$751,183

*Note: Program Income reflected above does not include funds retained by the sub-grantees.*

- 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.

**Response:** See above chart

- d. Detail the amount of income received from the sale of property by parcel.

**Response:**

There was no income received from the sale of property.

9. 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:
  - 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.

**Response:**

There were no prior period adjustments in Year Three.

10. 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, 2010, DEBCO had 27 outstanding CDBG small business revolving loans. The total amount of principal balance is \$779,469.

As of December 31, 2010, the housing authority had a total of 108 outstanding rehabilitation loans from the Low-interest Revolving Loan funds with a principle balance of \$1, 028,384. There were no loans written off in 2010, due to foreclosure.

- 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 are no loans 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 five loans that went into default in 2010. The total amount of principal written off was \$150,591.

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

**Response:**

Using CDBG funds, the County acquired five (5) properties for the purpose of rehabilitation and sale to households at or below 80% AMI. One property was acquired and demolished due to flood plain conditions. Information on these properties is shown below:

Property Address	Rehabilitation Status	Disposition
5000 Golf Brook (Stone Mtn.)	Incomplete	Redevelopment planned
4715 White Oaks Trail (Stone Mtn.)	Complete	Under Contract
6270 Leverett (Lithonia)	Complete	Available for sale
356 Vickers Drive	Complete	
2770 Glenvalley (Decatur)	Incomplete	Sale after rehab planned

11. Lump sum agreements

- 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.

**Response:**

DeKalb County has no lump sum agreements.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- a. Identify the type of program and number of projects/units completed for each program.

**Response:**

In the single-family, owner occupied housing rehabilitation program, the County completed 25 CDBG-assisted projects.

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

**Response:**

A total of \$9,124,891.88 in CDBG funds were expended in 2010.

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

**Response:**

No other public funds were involved in the projects. One homeowner contributed private funds to the project because the project exceeded County established project limits.

13. 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:**

N/A

## **Antipoverty Strategy**

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

**Response:**

DeKalb County has demonstrated a longstanding commitment to reducing poverty by partnering with other metro Atlanta jurisdictions on major issues that can only be effective if they are addressed in a regional or multi-jurisdictional manner. In 2010, DeKalb County continued to work to eliminate the major risk factors for poverty. Areas identified for improvement include: expanded economic opportunities, jobs, community facilities, public services, and housing. The educational aspects were addressed by the Board of Education. Expanded economic opportunities and jobs were addressed with special programs sponsored by the DeKalb Workforce Center.

Additionally, DeKalb County government, the Workforce Development Center, the Department of Economic Development, the Chamber of Commerce, Goodwill Industries of Atlanta, the Department of Family and Children Services, the Georgia Department of Labor, DeKalb Technical Institute, Georgia Perimeter College, DeKalb College, the Decatur/DeKalb Housing Authority, the Division of Rehabilitation Services and a host of other local and state organizations worked jointly throughout the year to develop a comprehensive training and employment system and an interagency electronic data network for DeKalb County.

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

Job seekers can receive an impressive array of services at the DeKalb Workforce Center, eliminating the need to visit many different locations throughout the County. In addition, a limited number of supportive services are available at no cost to most individuals, including:

- jobs referrals
- training
- academic and vocational evaluations
- occupational exploration
- job search assistance
- interest inventories
- help in overcoming personal, academic, or job-related obstacles
- health screening
- academic assistance

The DeKalb Workforce Center also provides a wide assortment of services for employers. Employers use the DeKalb Workforce Center as a central source of prescreened job applicants for job/task analyses, interview or training space. Businesses with proper technology can list jobs and access the applicant pool electronically.

As the designated County-Based Agency for Aging Programs, the Human Development Department planned and coordinated the delivery of senior services in 2010. Non-profit agencies were identified to deliver the services through contracts with the County. Community Centers and family resource centers are provided in low-to-moderate income areas through partnerships with non-profit agencies and the private sector.

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

As a provider of housing for very low income persons in the County and the administrator of the Family Self-Sufficiency program, the Housing Authority of DeKalb County plays an important role in the County's antipoverty strategy. The Housing Authority administers public housing, Section 8 and tax-exempt bond programs. County-appointed Board Members are responsible for ensuring that operations are administered appropriately.

Additionally, in 2010 the Housing Authority was a major partner with the Community Development Department in implementing the housing rehabilitation and HOME programs. Through close coordination between the two organizations, housing programs and projects were successfully developed to meet the needs of DeKalb's low- and moderate-income population.

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. There have been 206 participants in the training session with 117 graduating 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. See 2010 Workforce Solutions for Small Business, Appendix, **TAB K**.

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs**

Please also refer to the Non-homeless Special Needs Table in Appendix, **TAB I**.

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).

#### **Response**

The County took the following actions to address the special needs of persons that were not homeless but required supportive housing.

- In 2010, 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 \$1,662,723 for fiscal year 2010 for the Aging Program. DeKalb County provided \$1,200,000 million.
- The County's Office of Senior Affairs provided case management, transportation, meals on wheels, and congregate meals for 5118 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**

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).

**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.

### 2010 PROGRAM ACTIVITIES

#### Public Services Projects

Project	AGENCY ACCOMPLISHMENTS
Africa's Children's Fund, Inc,	Serviced a total of <b>80</b> un-duplicated families, providing furniture, housing relocation and rental assistance allowing families to remain together in their homes and preventing homelessness. Agency also provided assistance to families to avoid utility cut-off services, employment referral, counseling services for youth, parenting workshops and youth enrichment. Transitional and supportive housing through Project W.A.T.C.H. is helping at risk families to achieve lives of self-sufficiency.
Atlanta Legal Aid Society, Inc	Legal services were provided for <b>178</b> DeKalb County households with CDBG funds during 2010. The agency also participated in a number of educational activities and homebuyer seminars on foreclosure and fraud prevention. Most of the cases involved predatory mortgage lending practices, foreclosures, and foreclosure rescue scams. Other cases included home purchase scams and other equity theft and title conversion scams.
The Community Achievement Center, Inc.	The CAC hosted <b>23</b> financial literacy workshops which included, teen financial literacy workshops on how credit works and how to set and manage a budget; hosted the advanced screening with a panel discussion of Soledad O'Brien's Almighty Debt in conjunction with CNN, a documentary which focused on debt in the African American Church. Hosted a post homeownership workshop; and also hosted several HomeFree USA/Chase Bank workshops to assist homeowners in modifying their home loans.
Decatur Cooperative Ministry, Inc.	During 2010 <i>Hagar's House</i> assisted <b>54</b> families (219 persons) using CDBG funds. <i>Transitional Family Housing Program</i> served <b>11</b> families using CDBG funds. Services provided included the provisions of emergency shelter, transitional housing, and counseling services. All of the families served during the year were represented by a female head of household.
Healthy Belvedere Initiative (HBI)	HBI continued to promote the reduction of health disparities associated with chronic illnesses and youth obesity through their community garden initiative and educational programs to promote healthy eating and active living. In 2010 a total of <b>155</b> low to moderate income families benefited from produce grown from the farmer's market for the community.
Jerusalem House, Inc.	In 2010 this agency provided <b>29</b> permanent housing and supportive services to homeless and low income men, women, and children affected by HIV/AIDS.

Project	AGENCY ACCOMPLISHMENTS
Latin American Association, Inc.	The number of persons assisted with the use of CDBG funds during 2010 totaled <b>605</b> . Of those served, more than 83% were Hispanic, and 39% 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.	This agency's Housemate Match Program is a unique home sharing program that matched <b>108</b> clients to safe and permanent housing in 2010.
Metro Fair Housing Services, Inc.	This agency provided fair housing services for <b>4</b> individuals in 2010. In addition, 45 fair housing inquiries were processed, 5 fair housing complaints were validated, and 26 complaints were referred to HUD.
Our House, Inc.	This agency's family advocacy and childcare programs worked with families to create suitable living environments by providing daycare services to <b>99</b> DeKalb children this year.
Refugee Family Services, Inc.	Agency assisted approximately <b>69</b> refugee and immigrant women in DeKalb County with overcoming learning, language and cultural barriers, along with providing comprehensive literacy services for low-to-moderate income refugee women moving into the county. These tasks were accomplished through multiple workshops, educational services and counseling sessions.
Scottdale Child Development & family Resources Center, Inc. of Central DeKalb	Agency provided a center-based childcare center for approximately <b>121</b> children from age zero to five years of age who are low-to-moderate income. Additionally, they provided free and nutritious meals throughout the day, while providing programs that helped children achieve developmental capabilities within their cognitive, social, emotional and physical development.
The Sheltering Arms, Inc.	Agency provided a center-based childcare center for approximately <b>251</b> preschool age children who are low-to-moderate income. Additionally, they provide free and nutritious meals throughout the day, while providing programs that help children in the development of pre-academic skills by having low teacher to child ratios, specially trained teachers, and cultural sensitivity.
Youth Voucher Set Aside Program	A total of <b>777</b> youth participated in the 2010 summer voucher program that included 107 different program providers. The Youth Summer Programs also included several Special Initiatives through DeKalb County Parks and Recreation and DeKalb County.

**APPENDIX** *(On following Pages)*