

# City of Brookhaven 2024 Community Development Block Grant Action Plan

ADOPTED JULY XX, 2024

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Brookhaven is designated a Community Development Block Grant (CDBG) entitlement Community by the U.S. Department of Housing and Urban Development (HUD). This designation qualifies the City to receive grant funding from the CDBG program administered by HUD. The program allocates annual grants to assist in the development of viable communities by providing decent housing, a suitable living environment, and to expand economic opportunities, principally for low and moderate income (LMI) persons. To receive an annual allocation of federal grant funds from HUD, Brookhaven submitted a five-year Consolidated Plan outlining strategy to support Brookhaven's LMI community from 2021-2025. Additionally, the City drafts and submits a one-year Action Plan annually. Brookhaven's CDBG Program year runs from July 1- June 30.

The Consolidated Plan includes the amount of assistance the City expects to receive during the plan period and the range of activities that may be undertaken including the estimated benefit to persons of low and moderate income. The Annual Action Plans are required to include project or program specifics, such as location, cost, proposed outcome, and any additional descriptive information for each yearly grant award. Primarily, federal regulations require that funds be aimed where the greatest benefit may be attained for LMI residents. To acquire ample public engagement in all aspects and phases of plan development, the City of Brookhaven interacts with various stakeholders in meetings, public hearings, and with written correspondence. Prior to the adoption of an Annual Action Plan, Brookhaven advertised for and held two public hearings. The one having a minimum 15-day notice, the second a minimum 30-day notice. All comments are recorded and considered in the formulation of the plan. In addition, all comments and responses are included in the appendix of the plan and are forwarded to HUD upon adoption.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Based on community input and data analysis, the following priority objectives were outlined in the Brookhaven CDBG 2021-2025 Consolidated Plan (the Plan):

- Housing Needs
- Homeless Needs
- Non-homeless Special Needs
- Economic Development Needs
- Community Development Needs

Brookhaven has not received notice of the 2024 formula allocation, therefore based on previous years trend, the City anticipates an allocation of \$324,527. In deriving the 2024 Annual Action Plan, the City is relying on extensive 2021 outreach conducted for the Consolidated Plan, holding 2 public hearings on uses for 2024 funding, and receiving and considering comment from all community members. The activities the City has identified for these funds are included in the 2024 Annual Action Plan.

It is also important to note that the Plan, based on data analysis, identified the Local Target Area of Buford Highway consisting of eight census block groups with a combined 87.97% LMI population. Due to limited resources, strategic investment in this corridor encourages sustained improvements. The area's high need was clearly articulated during public engagement and supported by federal data resources. While targeting the area is not intended to preclude projects in other areas of the city, there is intentional focus on this area of highest need.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the first year of the City's 2021-2025 Consolidated Plan the City:

Developed, adopted, and submitted the following documents as part of the process of qualifying as a CDBG entitlement community:

Citizen Participation Plan  
2021-2025 Consolidated Plan  
Analysis of Impediments to Affordable Housing  
2021 CDBG Action Plan

The second year of the 2021 - 2025 Consolidated Plan the City utilized an alternative source in addition to reallocated FY2021 funds from Activity 6) Neighborhood Facilities to Activity 5) Sidewalk reconstruction and ADA compliant curb ramps. Utilizing these funds, the City completed construction on ADA compliant curb ramps and sidewalk repair within the Buford Highway Target Area. It is anticipated that this project benefited the entire community of 11,365 residents residing within the census tracts of the target area. During FY2022 staff also researched and began establishing processes for implementing the balance of 2021 projects.

The City of Brookhaven, during the third year of the 2021 - 2025 Consolidated Plan continued to utilize funding to complete construction on ADA compliant curb ramps and sidewalk repair within the Buford Highway Target Area. The project benefited the entire community of 11,365 residents residing within the census tracts of the target area. The City intensified its efforts towards establishing processes and procedures for implementing projects for all program years.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City strongly encourages public participation in the development of the 2024 Annual Action Plan (AAP). In accordance with the City's Citizen Participation Plan, public input and comment period for the plan ran for over 30 days, starting May 9, 2024. All comments were required to be submitted by 5:00 p.m. on June 14, 2024. Public comments could be submitted in writing to the City of Brookhaven Community Development Department ATTN: CDBG Administration 4362 Peachtree Road Brookhaven, GA 30319 or through the City's CDBG Program email: CDBG@BrookhavenGA.gov. On May 9, 2024, a draft plan budget was made available on the City of Brookhaven CDBG page, and on July 11, 2024, the full DRAFT 2024 Action Plan was published on that page. Both are available on the website at <https://www.brookhavenga.gov/commdev/page/community-development-block-grant-program>.

Hard copies of notices and the DRAFT plan were made available at Brookhaven City Hall. Requests for hard copies are to be made through CDBG@BrookhavenGA.gov or by calling 404-637-0500 and requesting CDBG Administration information. Throughout the year and during the plan development period, staff consulted with agency partners, tenant advocates, public safety providers, and DeKalb County Continuum of Care to inform development of the 2024 Action Plan.

The City held a Community Outreach meeting on April 17, 2024, at the Latin American Association to solicit input into the development of the 2024 Action Plan. The public was invited via posting on the City's social media accounts. Forty-two emails seeking community input were sent to elementary, middle and high school principals, agency partners, Metro Fair Housing, DeKalb County Continuum of Care, DeKalb Housing Authority, Georgia Department of Community Affairs, Grady Medical – Brookhaven Urgent Care and local churches.

In addition, the public had the opportunity to comment or review the plan and comment at Public Hearings on Thursday April 25, 2024, at 7:00 p.m. and Monday June 10, 2024, at 6:30 p.m. at the regular City of Brookhaven City Council Meeting. Announcements for public hearings and requests for input were made at City Council meetings, broadcast on Facebook and via Zoom, on April 17, June 10, and July 24, 2024. The final plan, including a summary of public comment, was adopted at the City of Brookhaven City Council Meeting on July 24, 2024.

Advertisements announcing availability of resources and public hearing dates in the Champion Newspaper and Hispanico Mundo are attached. Screen shots of the CDBG pages with further explanation and draft plan are also included as attachments.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received on the Brookhaven 2024 Action Plan during the Community Outreach meeting on April 17, 2024, nor at the public hearings held on April 25, 2024 and June 10, 2024. Additionally, the City did not receive comments during public comment period for the draft of the 2024 Action Plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were rejected.

## **7. Summary**

On April 5, 2024 and May 24, the City of Brookhaven advertised in the Champion Newspaper and in Mundo Hispanico two public hearings to welcome the community to make comment on the 2024 CDBG Action Plan. Hearings were scheduled for April 25 and June 10, 2024. Written public comment closed June 14, 2024, and open comments were accepted on July 20, 2024.

The draft plan was posted to the City of Brookhaven CDBG website on May 9, updated on July 20, 2024, and made available at City Hall. Comments were welcome in-person, via phone, and via email at [CDBG@BrookhavenGA.gov](mailto:CDBG@BrookhavenGA.gov)

### Budget Summary and 2024 Project Listing

The City recognizes the importance of properly administrating the plan and setting a portion of funds aside annually for development of the 2026 Consolidated plans annually and recommends that 20% of the award be retained for Administration and Planning per HUD guidelines. Administration and Planning activities will include an Affordability Study of Apartment Rents to include outreach to residents and owners, The Analysis of Impediments to Affordable Housing as well as other eligible expenses. The remaining funds are available for priority activities. Staff recommendation, based on community input and HUD requirements are below:

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The 2024 Action Plan represents Brookhaven's third following extensive outreach for the 2021-25 Consolidated Plan. Throughout the year, the City engaged in outreach to solicit ongoing recommendations for the development of the 2024 Action Plan. City staff met regularly with the Salvation Army, Goodwill of North Georgia, the Center for Pan Asian Community Services, the Latin American Association, Los Vecinos du Buford Highway and We Love Buford Highway, Dekalb County Elementary Schools, SE Georgia Welcoming Committee, Apartment owners, and private Developers in efforts of moving forward with the Consolidated Plan. Our stakeholders play an integral part in developing and using the plan to increase funding for Activities identified and funded in the 2024 Action Plan. Code Enforcement and Police Officers, who meet regularly with low/mod income households, advocated for funding for public safety outreach. Additionally, staff recognized a continued need to repair long-neglected infrastructure in the Buford Hwy Target Area. Outreach included advertising of public meetings in English and in Spanish and posting of the proposed plan from May 9 through July 20, 2024, per the Citizen Participation plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

DeKalb County is charged with providing public and assisted housing, as well as governmental health and mental health services. The City continues to work with County staff and private agencies in order to provide aid where there were gaps.

DeKalb County does not operate public housing in the City of Brookhaven. The City's participation in the Continuum of Care should provide additional opportunity to identify potential partnerships on housing as well as homelessness. While the housing authority has no public housing units in Brookhaven, they do support the residents living in assisted housing and those with housing choice vouchers. The family self-sufficiency (FSS) program is a voluntary program available to current housing choice voucher residents, which is designed to assist families in becoming independent of public assistance. The program includes case management services, and assists families with education, career counseling, job searches, mental and physical health issues, money management, childcare and other needs. The housing authority also supports homeownership opportunities through the Homeownership Voucher Program, which offers a mortgage subsidy for those who desire to purchase a home. Lastly, the Resident Services Corporation (RSC) provides special programs and resident services that link the family to community-based service providers to help them become more stable in various areas of their lives.

The Brookhaven Police Department remains dedicated to having a mental health responder on all calls, to de-escalate, evaluate, and direct patients to medical facilities rather than charge and/or arrest. The Department coordinates care with the Dekalb County and regional healthcare providers. Additionally,

police officers' checks in weekly with the homeless population and coordinates with the Salvation Army for services as part of the City's homeless outreach.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City attended sessions in order to educate staff on the structure and county resources, specifically the DeKalb Continuum of Care, and understanding its role in addressing needs in Brookhaven. Ongoing, staff attend their meetings and planning sessions in order to integrate Brookhaven's needs and build partnerships into future strategies. During 2023 the City continued to work with agency partners, specifically Goodwill, the Salvation Army, and the Latin American Association to identify families at risk of homeless and coordinate support. Brookhaven partners with the Salvation Army to provide outreach and connect homeless populations to housing, medical, and mental health services. In this process, every effort is made to identify veterans as connections are made. It is the experience thus far that families with children do not tend to shelter in Brookhaven, however special care is taken to locate any families and connect them to services. If services are declined, the City works to establish relationships, perform wellness checks and continues to offer connection to services. During FY2023 Brookhaven Police Department (PD) joined cities nationwide for "America's Night Out Against Crime", hosted a Faith in Blue event and PD hiring e. The event was held in the Buford Highway Target Area. During this event, PD was able to interact with approximately 350 of the citizens who attended the event.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

The City of Brookhaven does not receive ESG funds. That is a DeKalb County function, however as Brookhaven staff is integrated into the Continuum of Care opportunities the City will access these resources controlled by the County.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Salvation Army (Atlanta Metro Area Command)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Household stability and security
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works with the Salvation Army as that agency has an in-house support program for homeless individuals. It is anticipated that this partnership will provide for increased contacts and ultimately better connection to County services for our homeless population and increased connections to services for families in need.
2	<b>Agency/Group/Organization</b>	We Love Buford Highway
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Community Outreach and Support After School Programming After School Job Training for Youth and Bilingual
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	We Love Buford Highway is a not-for-profit "PRESERVING THE MULTICULTURAL IDENTITY OF ATLANTA'S BUFORD HIGHWAY." They serve on the City of Brookhaven's Arts Commission, and members of the Brookhaven Chamber of Commerce. The group informed the Activities of sidewalk repair, neighborhood facility improvements as well as neighborhood safety and code enforcement.

3	<b>Agency/Group/Organization</b>	Dekalb County Development Authority
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Anti-poverty Strategy Home ownership opportunities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted programs and availability in Brookhaven. The DDA does not operate public housing in Brookhaven, however the City will consult the Development Authority as we seek opportunities to provide affordable housing programs.
4	<b>Agency/Group/Organization</b>	DeKalb County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff is attending meetings held by the DeKalb Continuum of Care. The Continuum of Care will be regularly briefed on homeless outreach conducted under the neighborhood safety activity and the City will seek ways to partner in order to connect homeless individuals with services.
5	<b>Agency/Group/Organization</b>	Los Vecinos de Buford Highway
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Community Development Public Services

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Los Vecinos cultivates a sense of community among the residents of the apartment complexes along the Buford Highway Target Area. They disseminate information regarding activities that will impact the community and facilitate calling the neighborhood to action. Los Vecinos input and services will be sought on the development of our Affordability Study for Apartments as the cost of rental housing is still at a significantly high rate.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DeKalb County	Brookhaven does not receive HOME or ESG funds and so depends on the County to use those funds to plan and take action. Brookhaven conducts community outreach to ensure safety of homeless persons and connection to County services.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting.**

The City has continued to interact with our supporting partner to solicit ongoing recommendations for the development of the 2024 Action Plan. City staff met or partnered with staff and volunteers at the Salvation Army, Goodwill of North Georgia, the Latin American Association, Los Vecinos de Buford Highway, and the Center for Pan Asian Community Services and made them aware of CDBG programs, plans and the need for community input. Additionally, the City held a Community Outreach meeting on April 17, 2024, at the Latin American Association to solicit input into the development of the 2024 Action Plan. The public was invited via posting on the City's social media accounts. Emails seeking community input were sent to Boys & Girls Clubs of Metro Atlanta, Center for Pan Asian Community Services, Cross Keys Sustainable Neighborhood Initiative, DeKalb County Continuum of Care, DeKalb School Grants & Partnerships, Druid Hills High School, Cross Keys High School, Chamblee High School, Chamblee Middle School, Druid Hills Middle School, Kittredge Magnet Middle School, Sequoyah Middle School, Elementary School, Ashford Park Elementary School, Briar Vista Elementary School, Cary Reynolds Elementary School, John Robert Lewis Elementary School, Montclair Elementary School, Montgomery Elementary School, Woodward Elementary School, PATH Academy (Charter) focused curriculum, Piedmont School of Atlanta (Oglethorpe Campus), DeKalb County Workforce Development, Georgia Department of Community Affairs, Goodwill of North Georgia, Grady Medical - Brookhaven Urgent Care, Housing Authority of Dekalb, Immigrant Hope Home, Independent Living Council of GA, Latin American Association, Los Vecinos du Buford Highway, Lynwood Park Foundation, Metro Fair Housing, Oglethorpe Presbyterian, Oglethorpe University, Peachtree Creek Greenway, Inc., Skyland UMC, Society of St. Vincent de Paul, The Salvation Army Temple Corps, and We Love Buford Highway. The City posted the budget and plan for over 30 days and held 2 public hearings as noted in the Community Outreach portion of the Action Plan. Plan Development and meetings were advertised in English speaking and Spanish speaking media.

Despite this outreach, the City received no public comments at the public hearings. There were no attendees for the outreach meeting however tracking of social media marketing indicates an average monthly viewing on Instagram of 852 times and 1,432 on Facebook. Stakeholders continue to communicate directly with staff as strong relationships exist between our Community Development, Strategic Partnerships, Community Outreach/Communications Departments and our service providers. Current goal setting remains consistent with the 2021 -2023 Action Plan and the 2021-25 Consolidated Plan.

Although social media metrics shows an interest in the Action Plan goals and priorities, meeting attendance was nonexistent. Therefore, the City will continue directing a portion of the 2024 administrative funds towards increasing and receiving regular feedback on Activities and Outcomes in the 2024 Plan Year as it is anticipated that all program year Activities will be carried out in that timeframe. With increased staffing, the City will continue to increase outreach efforts to stimulate greater participation going forward.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Buford Highway Target Area	No comments at announced meeting or via listed email, mailing address or phone number.	No comments received	No comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	No comments at announced meeting or via listed email, mailing address or phone number.	No comments received.	No comments received.	
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Meeting attendance approximately 20 people in addition to staff.	No comments received	No comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Meeting attendance approximately 20 people in addition to staff.	No comments received	No comments received	
5	Internet Outreach	Non-English Speaking - Specify other language: Spanish	No comments at announced meeting or via listed email, mailing address or phone number.	No comments received	No comments received	<a href="https://www.brookhavenga.gov/commdev/page/subvenci%C3%B3n-en-bloques-para-el-desarrollo-comunitario">https://www.brookhavenga.gov/commdev/page/subvenci%C3%B3n-en-bloques-para-el-desarrollo-comunitario</a>
6	Public Meeting	Non-targeted/broad community	The public and stakeholders did not attend the meeting.	No comments received	No comments were rejected.	<a href="https://www.brookhavenga.gov/commdev/page/community-development-block-grant-program">https://www.brookhavenga.gov/commdev/page/community-development-block-grant-program</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The city anticipates receiving \$324,527 for the 2024 Action Plan and estimates receipt of \$360,000 annually through 2025.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	324,527	0	433,964	758,491	720,000	The City expects to receive \$360,000 over each of the remaining year of the Consolidated Plan.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City and its partners are continuously seeking additional resources as leverage against the CDBG funds for the programs and activities outlined in this plan. Brookhaven has a successful record in securing outside funds for community development projects. Federal CDBG funds may be used as a match to secure additional grants such as state tax credits, FEMA flood mitigation funding or other private funds intended to improve the lives of Brookhaven residents.

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**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Surplus property owned by Brookhaven may be used to further the goals and address the needs identified in this plan. Each property will be evaluated for suitability to address the needs and against the larger comprehensive plans adopted by Brookhaven.

### **Discussion**

The City of Brookhaven continues to aggressively seek outside funding to leverage the federal CDBG dollars to implement the goals and objectives of the Consolidated Plan. The city and its partners have a proven track record of obtaining and leveraging outside resources to undertake meaningful community development activities.

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# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Business Districts	2021	2025	Non-Housing Community Development	Buford Highway Corridor Target Area	Improve Overall Housing and Neighborhood Quality Improve Neighborhood Public Facilities	CDBG: \$75,988	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	Household Stability and Security	2021	2025	Affordable Housing Non-Housing Community Development	Buford Highway Corridor Target Area	Improved Childcare Access	CDBG: \$48,634	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Neighborhood Facilities Improvements	2021	2025	Non-Housing Community Development	Buford Highway Corridor Target Area	Improve Neighborhood Public Facilities	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Housing Quality	2021	2025	Affordable Housing	Buford Highway Corridor Target Area	Increase the supply of quality, affordable Housing Improve Overall Housing and Neighborhood Quality	CDBG: \$35,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Supply	2021	2025	Affordable Housing		Increase the supply of quality, affordable Housing Improved Childcare Access Increase Household Income Improve Overall Housing and Neighborhood Quality Reduce Environmental Hazards Improve Public Infrastructure Homeless Needs Improve Neighborhood Public Facilities Neighborhood Business Districts Non-Homeless Special Needs	CDBG: \$64,905	

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Neighborhood Business Districts
	<b>Goal Description</b>	Activities may include new construction, facility construction or remodeling, environmental hazard reductions, or other physical improvements in the Buford Highway Target Area.
2	<b>Goal Name</b>	Household Stability and Security
	<b>Goal Description</b>	Funds will be used to develop or improve access to childcare for up to 20 families through new or existing public agency providers. Additional funds will be used to develop public safety community outreach programs in the Buford Highway target area.
3	<b>Goal Name</b>	Neighborhood Facilities Improvements
	<b>Goal Description</b>	ADA sidewalk improvements, including curb ramps, gap closures, and safety repairs in Buford Hwy Target Area, and citywide. Improvements will assist those with mobility challenges and enhance access to homes and businesses within the Buford Highway corridor area.
4	<b>Goal Name</b>	Housing Quality
	<b>Goal Description</b>	Provide resources for accessibility improvements, emergency improvements, and minor rehabilitation of existing housing units. These services will be available on a citywide basis. Targeted code enforcement activities within and around the Buford Highway Corridor Target Area.
5	<b>Goal Name</b>	Housing Supply
	<b>Goal Description</b>	These funds will indirectly assist all clients and beneficiaries by allowing for management of the CDBG program and will be used to oversee the program and ensure compliance with all federal rules and regulations. The 2024 funds in conjunction with the balance of 2023 administrative funds will be used to support planning and administering all open activities, increased community outreach, and the development of an Affordability Study for Apartments, as well as other eligible expenses. The city will strive to reserve a portion of the funds for development of the 2026 Consolidated Planning documents.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects included in the Brookhaven 2024 Annual Action Plan continue the work highlighted in the 2021, 2022 and 2023 Plan. The City has worked on developing policies and procedures, and request for proposals to ensure that we will be able to fully execute all remaining activities in 2024. The 2024 adopted project budget is below.

Activity & project description	Budget
<b>Neighborhood Facility Improvements Target Area</b>  <i>Activities may include new construction, facility construction or remodeling, environmental hazard, reductions of other physical improvements</i>	\$75,988
<b>Childcare Support Target Area</b> <i>Primarily, but not limited to, after school care for school age children</i>	\$43,634
<b>Sidewalk improvements</b> <i>ADA, gap closures, safety repair Target Area</i>  <i>ADA Citywide</i>	\$100,000
<b>Housing Rehab Citywide</b> <i>Aging in place, emergency repairs, lead-safe initiatives</i>	\$35,000
<b>Neighborhood Safety Target Area</b> <i>Housing Stability and Security</i>	\$5,000
Administration	\$64,905
<b>Total</b>	<b>\$324,527.00</b>

#### Projects

#	Project Name
1	Neighborhood Facility Improvements
2	Childcare Support Target Area
3	Sidewalk Improvements
4	Housing Rehabilitation Citywide
5	Neighborhood Safety Target Area
6	2024 CDBG Administration

**Table 7 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

Given the intense staffing required for public service projects, and housing repair outreach and subcontracting, the City focused the bulk of 2024 funding on needed public infrastructure funding in the

identified Buford Highway Target area. The high need in those low/mod households and businesses identified in the Consolidated Plan was amplified by numerous community members, school officials, and not-for-profit representatives in the CP process. Obstacles to addressing underserved needs are primarily communication and trust with our most vulnerable households. The City relies heavily upon targeted code enforcement, education, and public safety outreach in order to repair and rebuild community trust.

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## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Neighborhood Facility Improvements
	<b>Target Area</b>	Buford Highway Corridor Target Area
	<b>Goals Supported</b>	Neighborhood Facilities Improvements Neighborhood Business Districts
	<b>Needs Addressed</b>	Improve Overall Housing and Neighborhood Quality Reduce Environmental Hazards Improve Public Infrastructure Improve Neighborhood Public Facilities Neighborhood Business Districts
	<b>Funding</b>	CDBG: \$75,988
	<b>Description</b>	Activities may include new construction, facility construction or remodeling, environmental hazard reduction, or other physical improvements.
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 low/mod families
	<b>Location Description</b>	Buford Highway target area
	<b>Planned Activities</b>	Additional lighting and potable water supply to allow for safe recreational activities on the Peachtree Creek Greenway, serving the Buford Hwy target area; additional improvements to publicly owned assets that serve the community may be considered if budget allows.
2	<b>Project Name</b>	Childcare Support Target Area
	<b>Target Area</b>	Buford Highway Corridor Target Area
	<b>Goals Supported</b>	Household Stability and Security
	<b>Needs Addressed</b>	Improved Childcare Access
	<b>Funding</b>	CDBG: \$43,634
	<b>Description</b>	Primarily, but not limited to providing after school care for up to 50 elementary school aged children
	<b>Target Date</b>	6/1/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is the city's goal to combine funds from the 2021 thru 2023 Action Plan and provide childcare assistance to up to a total of 120 individual children. It is our estimate that 50 families will be served. The 2021 thru 2023 plans sought to provide childcare for up to 120 and the 2024 plan seeks to provide up to 50. School scheduling constraints have impaired the 2021 thru 2022 program. Outreach coordination with schools during 2023 has paved the way for program implementation in 2024.
	<b>Location Description</b>	Buford Highway Target Area
	<b>Planned Activities</b>	Work with an existing childcare program or the schools to provide quality after school childcare for low/moderate income families.
<b>3</b>	<b>Project Name</b>	Sidewalk Improvements
	<b>Target Area</b>	Buford Highway Corridor Target Area
	<b>Goals Supported</b>	Household Stability and Security Neighborhood Facilities Improvements Neighborhood Business Districts
	<b>Needs Addressed</b>	Improve Overall Housing and Neighborhood Quality Improve Public Infrastructure Improve Neighborhood Public Facilities Neighborhood Business Districts
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Repair sidewalks to allow for access for mobility impaired individuals.
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will take place predominantly in the Buford Highway Corridor area. If budget allows for additional improvements, City will pull projects from the adopted ADA sidewalk plan.
	<b>Location Description</b>	Buford Highway Target Area, citywide.
	<b>Planned Activities</b>	ADA compliance, gap closures, safety repair in Buford highway target area Citywide sidewalk improvements to provide pedestrian access on public ROW for mobility-impaired and seniors
<b>4</b>	<b>Project Name</b>	Housing Rehabilitation Citywide
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Quality Household Stability and Security

	<b>Needs Addressed</b>	Increase the supply of quality, affordable Housing Improve Overall Housing and Neighborhood Quality
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Improve up to 2 owner occupied units allowing low/moderate income qualified families to remain in place.
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 low/moderate income households
	<b>Location Description</b>	This will be a citywide program to complement the 2021, 2022 & 2023 action plan program that will launch concurrently. Total combined 2021, 2022, 2023 and 2024 funding to this program \$223, 854
	<b>Planned Activities</b>	Activities may include emergency repairs, accessibility improvements, lead based paint remediation and minor rehabilitation of existing housing units.
5	<b>Project Name</b>	Neighborhood Safety Target Area
	<b>Target Area</b>	Buford Highway Corridor Target Area
	<b>Goals Supported</b>	Household Stability and Security Neighborhood Business Districts
	<b>Needs Addressed</b>	Improve Overall Housing and Neighborhood Quality
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Programs and activities led by the Brookhaven Police Department, mental health responders, and community partners to promote neighborhood safety, and housing security.
	<b>Target Date</b>	6/1/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 200 persons/ 100 families, predominantly low/mod.
	<b>Location Description</b>	Buford Highway Target Area.
	<b>Planned Activities</b>	Programs and activities may include neighborhood capacity building, safety enhancements or education and outreach. Some activities will be focused on youth programs.

<b>6</b>	<b>Project Name</b>	2024 CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Quality Household Stability and Security Neighborhood Facilities Improvements Neighborhood Business Districts
	<b>Needs Addressed</b>	Increase the supply of quality, affordable Housing Improved Childcare Access Increase Household Income Improve Overall Housing and Neighborhood Quality Reduce Environmental Hazards Improve Public Infrastructure Homeless Needs Improve Neighborhood Public Facilities Neighborhood Business Districts Non-Homeless Special Needs
	<b>Funding</b>	CDBG: \$64,905
	<b>Description</b>	Brookhaven will use Administration funds to manage the 2021, 2022, 2023 and 2024 CDBG Action Plan, engage qualified vendors to deliver some services and monitor subrecipients' outcomes. A large balance of the funds will be utilized to conduct an Affordability Study for Apartments.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,000 low/mod households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Brookhaven will use 2024 Administration funds to manage the remainder of the 2021, 2022 and 2023 Action Plans and the entire 2024 Action Plan. Activities may include community outreach, management of RFPs for vendors to deliver certain services, advertisements for public meetings, an Affordability Study for Apartments, preparation of the 2026 Five Year Consolidated Plan, management and training of sub-recipients and staff. The Brookhaven universe of low/mod households will benefit from administration of the funds on behalf of the city.

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

The majority of the programs and activities undertaken through this Action Plan will take place and benefit the Buford Highway Corridor Target Area. The City estimates that over 75% of the funds will be invested in the target area.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Buford Highway Corridor Target Area	75

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Resources are scarce and targeting allows the impact of the investment to be amplified through additional leverage of city, state and federal funds.

### **Discussion**

The City of Brookhaven will target its scarce federal resources in low- and moderate-income neighborhoods in an effort to undertake comprehensive redevelopment activities that benefit residents and have lasting change.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Brookhaven will continue to address affordable housing needs through supporting non-profit public service agencies that currently provide housing counseling services. Additionally, the city will directly support the renovation of up to 2 housing units through a residential renovation program and by partnering with other housing development organizations who are committed to improving Brookhaven’s neighborhoods. The City has worked on developing a request for proposals (RFP) and policies and procedures to implement Owner-occupied housing rehabilitation. We anticipate that we will identify 2 households and begin work to qualify the households for residential renovations within the second half of fiscal year 2024. While Homeless needs are addressed through the County, Brookhaven continues to work with agencies, and across city lines to provide shelter and wrap-around services for homeless individuals.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	200
Special-Needs	50
Total	250

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	2

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The City plans to continue its partnerships with area non-profit agencies to reduce homelessness and improve the lives of Brookhaven’s low- and moderate-income residents. Through its targeted code enforcement, housing programs and partnerships, the City estimates 10 housing units will be improved. The City anticipates releasing an RFP in the 2024 program year.

The City's goal in the 2024 Action Plan is to provide services and resources to prevent homelessness and

improve the quality of lower cost housing through enforcement and sustainable living environment.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The DeKalb County Public Housing Authority (PHA) is responsible for the administration of public housing and the housing choice voucher program. There are no public housing units in Brookhaven. Additionally, the PHA manages approximately 235 Housing Choice Vouchers within Brookhaven. The waiting list for tenant-based vouchers is currently closed. The PHA is listed as troubled.

### **Actions planned during the next year to address the needs to public housing.**

While there is no Public Housing in Brookhaven, the City recognizes the need for increased vouchers or public housing opportunity and intends to meet with the PHA and Georgia Department of Community Affairs to advocate for investment and solutions. The City has also met with developers proposing new multi-family housing in an effort to bring affordable housing choices to our citizens.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

The DeKalb County Development Authority and its affiliate, **Resident Services Corporation (RSC)**, provide resident services and linkages to community-based service providers whom we partner with to provide social services and enrichment programs. Our overarching goal is to help individuals and families become more stable in various areas of their lives where they are having difficulty accessing or affording the support, they need to be successful. Resident Services programs and activities focus on community engagement, economic growth and financial stability, health and well-being, and self-sufficiency opportunities for all residents.

The DeKalb Economic Development Authority, Decide DeKalb offers up to 3% down payment assistance to qualified home buyers. The Georgia Department of Community Affairs includes DeKalb County as a qualified location and offers up to \$10,000 in standard down payment assistance and administers additional programs offering up to \$12,500 to qualified buyers.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

City of Brookhaven CDBG funds are not sufficient to provide financial assistance to DeKalb Public Housing Authority. The City will work with the Authority to partner on education and services available to Brookhaven residents.

### **Discussion**

There is great need for additional subsidized units in the City of Brookhaven to meet the needs of its

most financially vulnerable residents. The costs to construct these units far exceeds the locally available resources, particularly CDBG. The City and its housing partners will continue to seek federal programs and seek methods of encouraging affordable construction through ordinance.

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## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The DeKalb County Continuum of Care (CoC) coordinates homeless services and resources within DeKalb County. The City of Brookhaven will partner with the CoC to support area non-profit and faith-based agencies to deliver the needed and necessary services to the homeless and special needs populations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will assist local agencies such as The Salvation Army, Latin American Association and Center for Pan Asian Community Services in their efforts to reduce homelessness and prevent families from entering homelessness.

A portion of these populations, such as elderly and physically disabled homeowners, may be assisted through the City's CDBG funded housing rehabilitation program. Outreach efforts are undertaken by a variety of agencies including the Brookhaven Police Department, who work with individuals and link them with social service providers and services.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City continues to coordinate with local agencies such as The Salvation Army, Latin American Association and Center for Pan Asian Community Services in their efforts to reduce homelessness and link homeless families with shelter through the Continuum of Care coordinated entry system.

Unsheltered homeless residents are connected to the necessary shelter, clothing and food resources within the community through the efforts of the Brookhaven Police Department Community Program.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will coordinate with Continuum of Care partner agencies to link homeless families to find and

obtain appropriate permanent housing within DeKalb County. Further, the Brookhaven Police Department is in a coordinated program with the Salvation Army to provide outreach to homeless individuals. The City Code Enforcement Department identifies homeless individuals and makes contact when able. Information is transferred to the Police Department Community Outreach services for referral. Efforts are made to contact the individual to assess need and connect to services. In addition, the Outreach Officer meets regularly with the Salvation Army to report on success/failure to connect. Homeless residents are connected to the appropriate housing through the DeKalb County coordinated entry system. Brookhaven Police Department also coordinates with Chamblee Police Department to connect homeless individuals to emergency shelter and services.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City will support its nonprofit and faith-based partners in their efforts to reduce homelessness and prevent families from entering homelessness. Local agencies have identified the need for life skills and job training so that clients can avoid a housing crisis in the future. While resources are scarce, Brookhaven is working with the growing healthcare industry in Brookhaven, the Latin American Association, and the Salvation Army to identify the best use of resources for training that will lead to improved wages and/or job stability. Additionally, the childcare benefits in the 2024 Action plan and the balance of the 2021 thru 2023 Action plans will be targeted to our most at risk households in order to significantly decrease monthly costs and allow heads of households to work or receive additional job training during and after school hours without a significant increase in expenses.

## **Discussion**

The City of Brookhaven will continue to support public agencies with CDBG funds to reduce the effects of homelessness and transition homeless individuals into permanent supportive housing. Staff will continue to participate in the DeKalb County Continuum of Care to help ensure a coordinated approach between public agencies and the Consolidated Plan activities.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Over the years, the City of Brookhaven has attempted to eliminate barriers to affordable housing and residential investment. These efforts included amending the zoning code to allow smaller lot development and requiring affordable housing units in developments greater than 10 units.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

The City is committed to removing regulatory barriers to affordable housing. As previously discussed, the City has made great strides in that effort. Additionally, the City commits to continue:

- To provide fair housing enforcement and education outreach
- Annually examine its policies for unintended barriers to affordable housing
- Educate residents on the affordable housing needs within Brookhaven
- Evaluate surplus land that may be used for affordable housing development
- Evaluate tax incentives for new affordable housing

### **Discussion:**

The largest barriers for affordable housing and residential investment are the funding gap to cover the relatively high cost of land and construction, versus the lower sales price or rents that residents can afford. The need for quality affordable housing in Brookhaven far exceeds the community's resources. To that end, the City will continue to work with its partners to acquire external resources necessary to make incremental neighborhood improvements, and the City will continue to strategically invest in housing and community projects that improve the lives of its low- and moderate-income residents.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Below are additional actions the City will continue undertaking to improve Brookhaven’s neighborhoods.

### **Actions planned to address obstacles to meeting underserved needs**

The City will monitor expiring Section 8 contracts and initiate dialogs with those property owners well in advance of the contracts expiring. Additionally, there are planned activities to address mobility challenges, deteriorating properties, and support aging in place through home renovation.

### **Actions planned to foster and maintain affordable housing**

As described in the Consolidated Plan, there are privately owned, subsidized apartment developments that are nearing the end of their Section 8 contracts or LIHTC compliance period. The City will reach out to the property owners and see what assistance may be necessary to keep the units within the affordable housing inventory. The City will also monitor expiring Section 8 contracts and initiate dialogs with those property owners well in advance of the contracts expiring.

### **Actions planned to reduce lead-based paint hazards**

Initial studies during the development of the 2021 – 2025 Consolidated Plan did not identify a substantial number of housing units located within the City of Brookhaven that contained lead-based paint. However, the City will address lead-based paint hazards in properties that receive CDBG funds. Additionally, the City will identify neighborhoods where children could be at high risk for lead poisoning and provide education and outreach to those families. The City will also seek additional funding to remove lead-based paint hazards in units with young children and expand the inventory of lead safe housing units.

### **Actions planned to reduce the number of poverty-level families**

The City of Brookhaven has a multi-pronged anti-poverty strategy. The first component is to address the affordability of housing in the community; the second is to support social service agencies providing services to Brookhaven; and the third is providing support to educational and job training programs targeted to low-income residents.

## **HOUSING**

Housing in Brookhaven is unaffordable for extremely-low- and very-low-income residents. The City will partner with agencies to provide a series of programs designed to assist residents who are ready to purchase a home, renovate their current home, or find and maintain affordable rental housing. The City

will partner with housing developers to bring additional affordable housing units online and improve the quality of existing units.

## SOCIAL SERVICES

The City will work with local partner agencies to address social services needs for the community. This assistance, whether in direct financial assistance, case management, or education, will help low- and moderate-income clients improve their living conditions and make changes to their situation that will hopefully lead them out of poverty.

## JOB TRAINING AND EDUCATION

The City will continue work towards the design and implement workforce development and employment training programs. The City plans to work with the local high schools, non-profit agencies and businesses to develop these programs. Activities developed will help provide the skills and education necessary for clients to obtain the types of skilled employment that can provide higher wages than existing low-wage unskilled jobs.

### **Actions planned to develop institutional structure**

The Community Development Department is charged with planning, administering, and completion of the CDBG funded projects. The Department works very closely with local partner agencies to undertake the many projects and priorities of the community. The City could not complete these tasks alone and relies on community support to meet the goals and objectives of the Consolidated Plan and the CDBG program. In 2024 administrative funds will be available to allow staffing to fully implement all Action plans.

An identified gap in the institutional structure is the efficient and complete dissemination of information to the public about programs, activities and opportunities. During 2023, the City and its partners were able to improve access to information, to ensure that residents are aware of the programs and services available to them as they work to improve their lives and neighborhoods. Throughout 2024 with the help of a fully staffed Communications Department, we will continue seeking and implementing innovative ways of disseminating information to our citizens.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to improve its coordination between public and private housing and social service agencies. The City will use existing processes, such as the Continuum of Care and regional economic development forums, to coordinate among the various public and private agencies, companies and organizations. These efforts should help with ongoing coordination and reduce the likelihood of

organizations and partners working at cross purposes.

**Discussion:**

The City is committed to improving the housing and economic situation of Brookhaven’s residents, business owners, and neighborhoods. Through deliberate and intentional actions, the City will work to reduce barriers to affordable housing, increase wealth for low-and moderate-income households, and ensure its residents have access to information about the programs and services available to improve their lives. These actions, coupled with the programs and activities outlined in this Action Plan will lay the foundation for creating neighborhoods of choice, and improving the health of families and communities.

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# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects section of this Plan. The following identifies program income that is available for use that is included in projects to be carried out.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%