



Draft 2021-2025 Consolidated
Housing and Community
Development Plan

Draft 2021 Annual Action Plan

March 18, 2021

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Executive Summary

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

1. Introduction

The City of Brookhaven receives Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development. Those funds are used to improve housing, neighborhood, and employment conditions within the City, and more specifically, improving the lives of Brookhaven's low-and moderate-income residents.

The City undertook an extensive public engagement process to determine housing and community development needs of its residents. Based on the input from the focus groups, surveys, public meetings and stakeholder feedback, the needs can be classified into these five categories:

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

It's with an eye toward those identified needs that a series of goals and outcomes are presented within this plan. These goals and outcomes are designed to improve Brookhaven's neighborhoods and the living conditions of Brookhaven's residents.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on community input and data analysis, the following objectives and outcomes were identified:

Housing Needs

Within this category the following goals emerged:

- Preserve and increase the supply of quality, affordable housing
- Improve the quality of the existing rental housing stock
- Increase the homeownership rate, particularly for minority residents
- Reduce architectural barriers to gaining in place for seniors and those with mobility impairments
- Reduce environmental hazards such as lead-based paint, mold and asbestos
- Improve housing security through fair housing education and enforcement.

The housing related outcomes over the plan period will be:

- Increase the capacity of non-profit agencies to deliver housing services in Brookhaven, including housing counseling and fair housing education and enforcement.
- Improve up to 10 new low- and moderate-income rental units
- Improve up to 10 owner occupied units

- Identify and acquire up to 5 lots for future affordable housing development
- Create up to 10 lead-safe housing units

Homeless Needs

Homeless prevention is the key outcome of this category. Homeless prevention focuses on the activities and services that address the needs of the homeless population, or those residents at risk of being homeless. While the City of Brookhaven does not provide direct services to this population, Brookhaven will work with established partners to address the needs. The outcomes of this strategy are to reduce the number of unsheltered individuals and assist up to 100 persons with needed counseling, training, and housing assistance through non-profit partners.

Non-Homeless Special Needs

The key outcome is to serve populations in the community that might have special needs including seniors, mentally and physically disabled person, and individuals living with HIV/AIDs and their families. Persons with special needs often need advocacy and individualized training and skills building to help them be successful. The outcomes over the plan period will be public service activities to assist 100 persons.

Economic Development Needs

Within this category the key outcome is to increase the household income of Brookhaven's residents low- and moderate-income residents through wealth building activities such as workforce development initiatives, job training, job creation and public infrastructure improvements to support job creation. The economic development related outcomes are:

- Support workforce development training and counseling services to at least 300 residents.
- Support entrepreneurial and job creation efforts among Brookhaven's low and moderate residents.
- Improve access to jobs or job training among non-English speaking residents.

Community Development Needs

Within this category the following goals emerged: Improve neighborhood infrastructure and facilities; Reduce flooding in low-income neighborhoods; Improve mobility option through sidewalk and other non-motorized transportation enhancements; improve access to quality affordable childcare; and improve community safety.

The community development related outcomes are:

- Support the development of quality, affordable childcare and after school programs that serves 100 children.
- Upgrade the public infrastructure (lights and/or sidewalks) in at least one low and moderate neighborhood.
- Enhance the appearance of Buford Highway and the surrounding neighborhoods through targeted code enforcement activities.

- Improve neighborhood safety.

3. Evaluation of past performance

The City of Brookhaven is a new HUD entitlement grantee. However, the City has been a long-standing partner with DeKalb County and is experienced in implementing various state and federal community development programs and initiatives to improve the lives of Brookhaven residents.

4. Summary of citizen participation process and consultation process

The Consolidated Plan was developed through outreach and collaboration of city staff, elected officials, community and civic leaders, neighborhood associations, residents and local agencies. Outreach efforts were designed to reach a broad array of interested constituents and provide them the opportunity to submit input and feedback on their schedule, including public meetings, online surveys, focus groups, and individual one-on-one interviews. Specific efforts were made to encourage participation from low- and moderate-income residents, non-English speaking residents, public housing residents, and agencies and institutions including non-profit developers, community-based organizations and business and civic leaders. Unfortunately, COVID-19 restrictions required all meetings and interviews to be held virtually. Bi-lingual facilitators were available at each meeting, so attendees did not need to make prior arrangements for translation services.

The city's community engagement efforts began in January 2021. The City of Brookhaven developed an online community needs survey in English and Spanish that was available and distributed to the public between January 18, 2021 and March 8, 2021. This survey was emailed to approximately 4,600 agencies and stakeholders through the city's email distribution list. The survey was advertised on the city's Facebook page, website as well as The Champion (English) and Mundo Hispanico (Spanish) newspapers. Additionally, over 5,700 bilingual postcards were directly mailed to residents living in Brookhaven's low- and moderate-income census tracts.

The survey had over 479 responses from a broad array of Brookhaven stakeholders.

The City convened a series of focus groups and agency interviews between February 15 – 25, 2021. The focus groups consisted of public and non-profit agencies that represented stakeholders in the following topics: Affordable Housing Needs, Fair Housing, Community Development Needs, Homelessness and Special Needs Populations. Twenty-one (21) agency representatives participated in the various focus groups and agency interviews.

Two initial public hearings were held in late February and due to COVID restrictions, both were held virtually. The first was held Monday, February 22, 2021 at 6:30pm and facilitated in English. The second meeting was held Wednesday, February 24, 2021 at 6:30pm and facilitated in Spanish. Both meetings were advertised in The Champion (English) and Mundo Hispanico (Spanish) newspapers. Notices were also sent via email to approximately 4,600 agencies and stakeholders, and placed on the city's Facebook and webpage. No residents attended the initial public planning meetings.

5. Summary of public comments

(To Be Completed After 30-Day Public Comment Period)

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

(To be completed after public comment period)

7. Summary

The City of Brookhaven undertook an extensive public engagement process to determine housing and community development needs of its residents. Based on the input from the focus groups, surveys, public meetings and stakeholder feedback. The needs can be classified into these five categories:

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

It's with an eye toward those identified needs that a series of goals and outcomes are presented within this plan that are designed to improve Brookhaven's neighborhoods and the living conditions of Brookhaven's residents.

The priorities of the Consolidated Plan are:

- Increase the supply of quality, affordable housing
- Improve access to childcare
- Increase household income for low- and moderate-income residents
- Improve overall housing quality, particularly rental housing
- Reduce environmental hazards
- Improve public infrastructure
- Improve neighborhood public facilities
- Reduce homelessness
- Improve neighborhood business districts
- Support residents with special needs such as the frail elderly and persons with disabilities

The City of Brookhaven will revisit the Consolidated Plan and Annual Action Plan periodically to ensure the goals and outcomes of the of the Consolidated Plan are still relevant and applicable to Brookhaven's neighborhoods. When considering amendments or new programs, the City will follow its Citizen Participate Plan and hold a public hearing to inform citizens of the amount of funds available, notify citizens of the range of eligible activities under the Community

Development program, and to provide for citizen input and participation in the development of the application.

The City of Brookhaven does not intend to displace any businesses and will engage in residential displacement on a voluntary basis only.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1: Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	City of Brookhaven	
CDBG Administrator	City of Brookhaven	Community Development Department

Narrative

The City of Brookhaven Community Development staff is dedicated to working with the residents and stakeholders of Brookhaven to help meet the needs of an ever-changing community. From daily interaction with community members to the five-year Consolidated Plan and its annual updates, the Community Development staff works with citizens to create a strong, vibrant Brookhaven. Staff assist citizens with a variety of programs and services as detailed in the Consolidated Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**1. Introduction**

The City of Brookhaven utilized a broad outreach campaign to provide opportunities for interested residents, stakeholders, elected officials, neighborhood and civic leaders, and community agencies to provide input into the development of the Consolidated Plan. Those efforts included public meetings, focus groups, individual interviews and online surveys. All surveys and documents were available in English and Spanish, and the public planning meeting facilitators were bilingual. Due to COVID-19 restrictions, all public meetings, hearings, and focus group activities were online through video conferencing.

Efforts were made to publicize the meetings and events through targeted email lists, social media, city website, direct outreach to agency contacts, newspaper advertisements, and direct mail low- and moderate-income neighborhoods. Through the development of this plan over 500 people provided input into the development of the needs, goals and priorities.

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)).

Coordination between the City of Brookhaven and its housing, public and mental health, and social services providers will be undertaken by the Community Development Department. This department administers the Community Development Block Grant (CDBG) funds and is responsible for coordinating projects identified in the consolidated plan. Within the City of Brookhaven, there are many community partners that collaborate and undertake the work and activities that benefit low- and moderate-income residents.

There are very active agencies within Brookhaven that support low- and moderate-income residents, particularly minority and Hispanic residents. The Latin American Association (LAA) focuses on economic empowerment, immigration services, family stabilization and well-being, youth services and civic advocacy. LAA has been active in the region since 1972. The City of Brookhaven routinely coordinates with LAA in its efforts to reach Hispanic residents.

The Center for Pan Asian Community Services (CPACS) is a private nonprofit located in the region that promotes self-sufficiency and equity for immigrants, refugees, and the underprivileged through comprehensive health and social services, capacity building and advocacy. CPACS has been a community fixture for nearly 40 years, and routinely sees upwards for 5,700 clients per month. Brookhaven will continue to coordinate with CPACS as it undertakes programs and activities that benefit low-income residents.

The Salvation Army (SA) is a very active community partner within the City of Brookhaven. The SA provides needed services to homeless individuals, youth and seniors. The SA facility in Brookhaven operates a day shelter for the homeless, as well as youth programming, and services for women. The SA will be an integral agency in the implementation of the strategic plan goals of this Consolidated Plan.

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 of Brookhaven does not provide direct services for homeless individuals, but coordinates activities to address homelessness with the DeKalb County Continuum of Care. Brookhaven will continue to support CoC member agencies such as the Latin American Association, Salvation Army and the DeKalb Public Housing Authority in their efforts to reduce instances of homelessness. Additionally, the City assists with outreach efforts towards unsheltered individuals to link them with the necessary housing services. City staff will coordinate programs and activities with area agencies dedicated to helping reduce and eliminate homelessness within the City of Brookhaven. In developing this Consolidated Plan, members of the CoC participated in public meetings and online surveys. The City of Brookhaven will stay engaged with our homeless residents and with our homeless coalition partners to actively reduce homelessness within the City of Brookhaven.

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

The City of Brookhaven does not receive ESG funds. The DeKalb County CoC works with local agencies to develop policies and procedures for the administration of HMIS.

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

The agencies consulted are listed in the appendix.

Identify any Agency Types not consulted and provide rationale for not consulting

Every effort was made to contact relevant agencies, and there were no agencies that were intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan**Table 2: Other local / regional / federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Buford Highway Improvement Plan	City of Brookhaven / Community Development	The results and recommendations of this plan were used to shape the goals of the Strategic Plan to ensure coordinated strategies and an improved Buford Highway area.
Buford Highway Livable Centers Initiative	City of Brookhaven / Community Development	Many of the initiatives outlined in the Livable Centers Initiative are meant to improve the lives of low- and moderate-income residents. The Strategic Plan aligns with many of the recommendations contained within the plan
Continuum of Care	DeKalb County Continuum of Care	The same goals to reduce and end homelessness are shared by the Continuum and the City of Brookhaven's Strategic Plan.
2020 Comprehensive Transportation Plan Update	City of Brookhaven	The goals of improving access and transportation opportunities for low- and moderate-income residents are consistent with this plan.
Bicycle, Pedestrian and Trail Plan	City of Brookhaven	The goals of improving access and transportation and recreation opportunities for low- and moderate-income residents are consistent with this plan.
Brookhaven Affordable Housing Strategy	City of Brookhaven	The goals of increasing the supply and quality of affordable housing for Brookhaven residents are consistent with the recommendations of the Affordable Housing Task Force and Strategy.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Brookhaven works closely with its county and regional partners in the areas of homelessness prevention and economic and community development needs. This includes affordable and public housing, workforce development, poverty reduction and public transportation.

The City of Brookhaven does not directly receive HOME or ESG funding. Therefore, the City works with, and supports local agencies who seek funding to address, the needs identified within the Consolidated Plan. Through the five-year span of this plan, the city will actively engage with state agencies and other local government partners to find the resources to address the community needs identified in the plan. This may include supporting Low Income Housing Tax Credit and HOME fund applications through the Georgia Housing and Finance Authority.

Additionally, Brookhaven will continue to work with DeKalb County Housing Authority to promote affordable housing opportunities for its residents and help expand the utilization of Housing Choice Vouchers.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation****Summarize citizen participation process and how it impacted goal-setting**

The Consolidated Plan was developed through outreach and collaboration of city staff, elected officials, community and civic leaders, neighborhood associations, residents and local agencies. Outreach efforts were designed to reach a broad array of interested constituents and provide them the opportunity to submit input and feedback on their schedule, including public meetings, online surveys, focus groups, and individual one-on-one interviews. Specific efforts were made to encourage participation from low- and moderate-income residents, non-English speaking residents, public housing residents, and agencies and institutions including non-profit developers, community-based organizations and business and civic leaders. Unfortunately, COVID-19 restrictions required all meetings and interviews to be held virtually. Bi-lingual facilitators were available at each meeting, so attendees did not need to make prior arrangements for translation services.

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Citizen Participation Outreach

Table 3: Citizen Participation Outreach

(To be completed at end of public comment period)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The public engagement process, coupled with analysis of Census data, identified a number of needs with the Brookhaven community. The highest priority needs included:

- Additional quality, affordable rental housing.
- Improving housing security issues such as high housing cost burden, concerns of displacement, and improved fair housing education.
- Quality, affordable preschool, childcare and afterschool programming
- Workforce and entrepreneurial development
- Improved public infrastructure such as sidewalks and biking facilities
- Improved public facilities, such as a libraries and schools
- Improved economic and housing conditions for Brookhaven’s low- and moderate-income residents, particularly minority and Hispanic residents.

The following sections outline needs in the following categories:

- Housing
- Homelessness and special needs housing
- Non-housing community development needs

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Brookhaven is projected to grow its population by 5.96% and its households by 6.28% over the next five years, as illustrated in Table 8. The median income is estimated to grow 12.51% over that same five-year period. The anticipated household and income growth will continue to put pressures on the housing market, further exasperating an existing tight market with the real potential to displace existing low- and moderate-income Brookhaven residents.

The availability of quality, affordable rental housing was the single biggest housing issue identified through stakeholder interviews during the public engagement process. Many respondents expressed concerns about increasing rental costs, and the potential for housing displacement of long-term residents, along with general housing insecurity concerns.

The 2013 – 2017 Comprehensive Housing Affordability Strategy (CHAS) data, the latest available, largely confirms the community concerns regarding housing affordability, insecurity pressures and additional housing problems low-and moderate-income residents face in the City of Brookhaven.

Table 4: Housing Needs Assessment Demographics

Demographics	Base Year: 2020	Projected: 2025	% Change
Population	59,920	63,493	5.96
Households	25,183	26,767	6.28
Median Income	\$91,697	\$103,176	12.51

Data Source: ESRI / CPI

HUD annually defines the annual income limits based on family size and the median family income of a four-person family which is \$82,700 in the Atlanta metro area. The FY 2020 Area Median Income (AMI) limits for a four-person family are:

- Extremely Low Income (0 – 30% AMI): \$26,200
- Very Low Income (>30% - 50% AMI): \$41,350
- Low Income (>50% - 80% AMI): \$66,150
- Moderate Income (>80% - 100% AMI): \$82,700

Table 5 illustrates the number of households by type and income strata. The 2013-2017 CHAS estimates there are approximately 21,340 households in Brookhaven. While Brookhaven has a high median income overall, nearly 30% of the households in Brookhaven are considered low, very low or extremely low income. Additionally, the majority of large families and the elderly or frail elderly are considered moderate income household or lower.

Table 5: Number of Households

	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		>100% AMI		Total
Total Households *	2,004	9%	1,744	8%	2,600	12%	1,729	8%	13,254	62%	21,331
Small Family Households *	889	6%	919	6%	1,425	9%	925	6%	11,070	73%	15,228
Large Family Households *	360	14%	510	20%	430	17%	140	6%	1,105	43%	2,545
Elderly	420	14%	275	9%	345	11%	255	8%	1,810	58%	3,105
Frail Elderly	320	25%	200	16%	190	15%	109	9%	445	35%	1,264
W/ Children under age 6	354	10%	360	10%	375	10%	145	4%	2,480	67%	3,714

Data Source: 2013-2017 CHAS

*due to rounding, the data may not equal the total number of households.

Table 6: Income by Tenure

	0-30% AMI		>30-50% AMI		>50-80% AMI		>80-100% AMI		>100% AMI		Total
Renter occupied	1,685	15%	1,354	12%	1,965	18%	1,190	11%	4,819	44%	11,013
Owner occupied	320	3%	400	4%	640	6%	534	5%	8,429	82%	10,323
Grand Total	2,005	9%	1,754	8%	2,605	12%	1,724	8%	13,248	62%	21,336

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

A household is said to have a housing problem if they have any one of the four housing problems: 1) Housing unit lacks complete kitchen facilities; 2) Housing unit lacks complete plumbing facilities; 3) Household is overcrowded - more than one person per room; 4) The household is cost burdened – paying more than 30% of household income toward housing.

The following tables illustrate the number of households with housing problems by income and tenure.

Table 7: Housing Problems

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing	25	35	20	55	135	0	0	0	0	30
Severely Overcrowded	30	85	25	20	175	0	0	0	0	0
Overcrowded	105	145	115	25	415	0	0	0	0	4
Cost burden greater than 50%	1,080	480	300	70	1,930	235	195	270	35	940
Cost burden greater than 30%	115	485	1,030	480	2,495	55	40	75	170	1,030
No Income	120	0	0	0	120	20	0	0	0	20

Data Source: 2013-2017 CHAS

Table 7 illustrates that Brookhaven renters face significantly greater housing problems than Brookhaven owners. Approximately 135 renters live in substandard housing units, compared to 30 homeowners. There are twice as many renter households experiencing housing cost burdens compared to Brookhaven homeowners. Additionally, approximately 65% (1,080) of all extremely low-income renters are spending more than 50% of their income on housing costs.

The COVID-19 pandemic has likely exacerbated housing cost burden and housing insecurity among low-income Brookhaven renters.

Severe housing problems include: 1) Lacks kitchen; 2) Lacks complete plumbing ; 3) Severe overcrowding (more than 1.5 persons per room); 4) Severe cost burden (greater than 50%). Table 8 illustrates Brookhaven households facing severe housing problems by income and tenure. Low-income renter households are over three times more likely to have severe housing problems compared to Brookhaven owners.

Table 8: Severe Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Severe housing problems	1,240	750	460	170	2,620	240	189	270	34	733
No severe housing problems	335	600	1,500	1,020	3,455	65	208	375	500	1,148
No Income	114	0	0	0	114	20	0	0	0	20

Data Source: 2013-2017 CHAS

Table 9 and Table 10 examine cost burden by family type, income and tenure. Table 9 illustrates households with a cost burden between 30% and 50%. Table 10 illustrates households with cost burden greater than 50%.

Table 9 – Cost Burden 30% - 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	20	265	275	560	15	0	15	30
Large Related	25	225	35	285	0	0	0	0
Elderly	90	30	124	244	40	40	4	84
Non-Family	10	160	620	790	0	0	55	55
Total need by income	145	680	1,054	1,879	55	40	74	169

Data Source: 2013-2017 CHAS

Table 10 – Cost Burden Greater Than 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	365	95	55	515	30	80	85	195
Large Related	155	30	0	185	0	0	60	60
Elderly	245	100	110	455	105	65	70	240
Non-Family	445	330	150	925	100	45	55	200
Total need by income	1,210	555	315	2,080	235	190	270	695

Data Source: 2013-2017 CHAS

Table 11 illustrates the number of households living in overcrowded housing (more than one person per room). As the table illustrates, approximately 559 low-income renter households live in overcrowded housing situations. This compares to no owner-occupied households in similar situations.

Interestingly, there are 104 subfamily households living in overcrowded situations. A subfamily household is a family that lives in the home or apartment of someone else. Subfamilies can be higher risk of becoming homeless.

Table 11 – Overcrowding

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	120	180	110	45	455	0	0	0	0	0
Subfamilies	25	54	25	0	104	0	0	0	0	0
Other, non- family households	0	0	0	0	0	0	0	0	0	0
Total need by income	145	234	135	45	559	0	0	0	0	0

Data Source: 2013-2017 CHAS

Table 12 – Households with Children

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	350	350	300	1,000	4	10	75	89

Data Source: 2013-2017 CHAS

Describe the number and type of single person households in need of housing assistance.

Within Brookhaven there are 8,682 single-person households, which is 38.5% of the total households. Within those single-person households, 1,770 (7.8%) are 65 or older. The majority of elderly persons living alone are female (1,156 females vs. 614 males). Additionally, 1,150 elderly single-person households have at least one housing problem.

Of the non-elderly single person households, approximately 2,340 renters and 745 homeowners have at least one housing problem.

As the population continues to age, those individuals may have difficulty maintaining their properties and/or living alone.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Table 13 illustrates the number of households that report one person within the household has at least one disability. Householders may have more than one disability and would then be listed in multiple categories. As the table illustrates, nearly 5,000 households have some ambulatory limitation, and nearly 3,000 have a self-care limitation. As the population ages, programs to assist these households may be necessary within the city.

Table 13: Households with Disability

	Households
Household member has a cognitive limitation	2,500
Household member has a hearing or vision impairment	3,115
Household member has a self-care or independent living limitation	2,815
Household member has an ambulatory limitation	4,795
Total	13,225

Source: 2013 – 2017 CHAS

In 2019, Brookhaven police reported 4 rape offenses. In one case, the victim was the offenders child, in the other three cases the relationship is unknown or unreported. While Brookhaven does not specifically track dating violence, there were 34 aggravated assaults reported in 2019. In six instances the victim was the boyfriend or girlfriend, and two victims were the spouse of the offenders.

Within the entirety of DeKalb County, there are over 7,000 crisis line calls made to sexual assault lines annually. In 2018, domestic violence sheltered provided services to 763 victims. Unfortunately, 302 were turned away due to space limitations. DeKalb County is one of the three Georgia counties with the highest rates of domestic violence and stalking related deaths. In 2018, of the 106 domestic violence homicides with the County, 50% of the victims were stalked prior to the fatal incident.

What are the most common housing problems?

The most common housing problem is cost burden, as evidenced by the Census data and feedback from the community. Community members also expressed growing concern about escalating rent and housing costs, which put additional economic pressure on a household.

Are any populations/household types more affected than others by these problems?

Small related and elderly homeowners are more likely to be cost burdened than other populations. This is likely because within these households there is only one source of income including wages, retirement, social security, and disability payments. Those populations are at risk because many are likely living on month-to-month income payments and have limited savings or security net in times of crisis.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There are an estimated 367 households with subfamilies living in the home or apartment. Those subfamilies are at a high risk of experiencing a housing crisis which forces them into residing in shelters or becoming unsheltered. Of those 367 households, nearly 170 earn less than 50% AMI. There are 84 subfamily households that earn more than 100% AMI. COVID-19 has likely increased the number of individuals currently experiencing a housing crisis, or are at imminent risk, especially low wage workers in the service and hospitality industries.

Based on input from agencies serving low/mod individuals and families, at-risk populations, including low-income individuals and families who are currently housed but are at risk of becoming unsheltered and formerly homeless families and individuals receiving assistance, are generally characterized by low education, lack of jobs, low paying jobs, large families, lack of

financial management skills, substance abuse, lack of opportunities, lack of awareness of available resources, poor credit, criminal background, domestic violence, PTSD, and skills gaps to manage applications for assistance. These individuals and families need education, training, better paying jobs, financial management training, substance abuse treatment, access to crisis services, case management and advocacy to provide stability/prevent homelessness, and counseling.

Short-term housing assistance without supportive services is unlikely to address the needs of these individuals and families. Housing stability requires wraparound supportive services to ensure these individuals and families are positioned for success.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The at-risk population is defined as the number of households with at least one subfamily living in the home or apartment. The data is based on the 2013-2017 CHAS.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The City of Brookhaven has a severe shortage of rental housing that is affordable for households with very low incomes. Specific housing characteristics that can lead to housing instability and homelessness include but are not limited to escalating rent and utility costs, severe cost burden, predatory lending and predatory landlords, and poor housing conditions.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

This section examines the specific housing needs each racial or ethnic group. Disproportional need means that the needs of a particular racial group for that problem is more than 10% higher than the overall jurisdictional racial composition of the population.

The four housing problems include:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- Occupancy of more than one person per room
- Cost Burden greater than 30%

Brookhaven’s racial composition is 64.3% White, 11.5% Black, 7.6% Asian, 0.3% American Indian, and 1.8% other. Hispanics comprise 14.3% of Brookhaven’s population.

Table 14: Household Racial Composition

	Households	Percentage
White	13,730	64.37%
Black or African-American	2,464	11.55%
Asian	1,628	7.63%
American Indian or Alaska Native	55	0.26%
Pacific Islander	10	0.05%
other (including multiple races, non-Hispanic)	394	1.85%
Hispanic, any race	3,050	14.30%
Grand Total	21,331	100.00%

Source: 2015-2019 ACS

Table 15 illustrates the housing needs by race and ethnicity of households earning less than 30% AMI. Within the city, 1,640 extremely low-income households have at least one housing problem, while 230 have no problems and 134 have no income. Hispanic households have a disproportionately greater need. Hispanic households make up 14.3% of Brookhaven’s households, yet nearly double that percentage (30.79%) have at least one housing problem.

Table 15 - Disproportionally Greater Need 0 - 30% AMI

	Has one or more housing problems		No Problems		No Income	
Brookhaven	1,640		230		134	
White	610	37.20%	165	71.74%	95	70.90%
Black / African American	225	13.72%	40	17.39%	4	2.99%
Asian	225	13.72%	15	6.52%	15	11.19%
American Indian, Alaska Native	45	2.74%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	30	1.83%	0	0.00%	20	14.93%
Hispanic	505	30.79%	10	4.35%	0	0.00%

Data Source: 2013-2017 CHAS

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more housing problems		No Problems	
Brookhaven	1460		284	
White	430	29.45%	220	77.46%
Black / African American	220	15.07%	10	3.52%
Asian	70	4.79%	39	13.73%
American Indian, Alaska Native	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%
Other	55	3.77%	0	0.00%
Hispanic	685	46.92%	15	5.28%

Data Source: 2013-2017 CHAS

Table 16 illustrates the housing needs by race and ethnicity of households earning between 30% and 50% AMI. Within the city, 1,460 very low-income households have at least one housing problem, while 284 have no housing problems. Hispanic households have a disproportionately greater need. Hispanic households make up 14.3% of Brookhaven’s households, yet nearly three times that percentage (46.92%) have at least one housing problem.

Table 17 illustrates the housing needs by race and ethnicity of households earning between 50% and 80% AMI. Within the city, 1,825 low-income households have at least one housing problem, while 775 have no housing problems. Hispanic households have a disproportionately greater need. Hispanic households make up 14.3% of Brookhaven’s households, yet 27.95% low-income Hispanic households have at least one housing problem.

Table 17 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more housing problems		No Problems	
Brookhaven	1825		775	
White	825	45.21%	365	47.10%
Black / African American	330	18.08%	130	16.77%
Asian	130	7.12%	25	3.23%
American Indian, Alaska Native	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%
Other	30	1.64%	15	1.94%
Hispanic	510	27.95%	240	30.97%

Data Source: 2013-2017 CHAS

Table 18 illustrates the housing needs by race and ethnicity of households earning between 80% and 100% AMI. Within the city, 854 moderate-income households have at least one housing problem, while 875 have no housing problems. Within this income cohort, Black households have a disproportionately greater need. Black Hispanic households make up 11.55% of Brookhaven’s households, yet 24.59% moderate income Black households have at least one housing problem.

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more housing problems		No Problems	
Brookhaven	854		875	
White	515	60.30%	475	54.29%
Black / African American	210	24.59%	160	18.29%
Asian	14	1.64%	30	3.43%
American Indian, Alaska Native	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%
Other	10	1.17%	15	1.71%
Hispanic	105	12.30%	195	22.29%

Data Source: 2013-2017 CHAS

Discussion

24 CFR 91.205(b)(2) defines disproportionately greater need as when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. Extremely low, very low- and low-income Hispanic households have disproportionate housing needs. Moderate-income Black households have a disproportionately greater housing needs.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

This section examines the disproportional severe housing needs each racial or ethnic group. Disproportional need means that the needs of a particular racial group for that problem is more than 10% higher than the overall jurisdictional racial composition of the population.

The four severe housing problems include:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- Occupancy of more than 1.5 persons per room
- Cost Burden greater than 50%

Brookhaven’s racial composition is 64.3% White, 11.5% Black, 7.6% Asian, 0.3% American Indian, and 1.8% other. Hispanics comprise 14.3% of Brookhaven’s population.

Table 19 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems	Has one or more severe housing problems		No Problems		No Income	
Brookhaven	1480		400		134	
White	525	35.47%	255	63.75%	95	70.90%
Black / African American	225	15.20%	40	10.00%	4	2.99%
Asian	180	12.16%	65	16.25%	15	11.19%
American Indian, Alaska Native	30	2.03%	15	3.75%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	30	2.03%	0	0.00%	20	14.93%
Hispanic	490	33.11%	25	6.25%	0	0.00%

Data Source: 2013-2017 CHAS

Extremely low-income Asian and Hispanic households have a disproportionately greater need when considering severe housing problems has illustrated in Table 19.

Table 20 – Severe Housing Problems 30 - 50% AMI

	Has one or more housing problems		No Problems	
Brookhaven	939		808	
White	340	36.21%	310	38.37%
Black / African American	175	18.64%	60	7.43%
Asian	70	7.45%	39	4.83%
American Indian, Alaska Native	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%
Other	55	5.86%	0	0.00%
Hispanic	299	31.84%	399	49.38%

Data Source: 2013-2017 CHAS

Table 21 – Severe Housing Problems 50 - 80% AMI

	Has one or more housing problems		No Problems	
Brookhaven	730		1875	
White	415	56.85%	775	41.33%
Black / African American	35	4.79%	425	22.67%
Asian	110	15.07%	45	2.40%
American Indian, Alaska Native	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%
Other	0	0.00%	45	2.40%
Hispanic	170	23.29%	585	31.20%

Data Source: 2013-2017 CHAS

Table 20 illustrates that very low-income Hispanic households have a disproportionately greater need. Surprisingly, no low-income households have a disproportionately greater need, though Hispanic households are on the cusp, as illustrated in Table 21.

Table 22 indicates moderate income Hispanic households have a disproportionately greater need, though there are significantly fewer households in this income cohort.

Table 22 – Severe Housing Problems 80 - 100% AMI

	Has one or more housing problems		No Problems	
Brookhaven	204		1520	
White	120	58.82%	870	57.24%
Black / African American	0	0.00%	370	24.34%
Asian	4	1.96%	35	2.30%
American Indian, Alaska Native	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%
Other	0	0.00%	25	1.64%
Hispanic	80	39.22%	220	14.47%

Data Source: 2013-2017 CHAS

Discussion

24 CFR 91.205(b)(2) defines disproportionately greater need as when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Extremely low- income Asian households have a disproportionately greater severe housing problems need.

Very-low and moderate-income Hispanic households have a disproportionately greater severe housing problems need.

Many of these households are experiencing high housing cost burdens, which leads to housing insecurity. Additional efforts may be necessary to support these households either through lowering their housing costs through additional subsidized units or increasing their household income opportunities through job creation and workforce development efforts.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

This section examines the disproportional cost burden needs of each racial or ethnic group. Disproportional need means that the needs of a particular racial group for that problem is more than 10% higher than the overall jurisdictional racial or composition of the population.

Brookhaven’s racial composition is 64.3% White, 11.5% Black, 7.6% Asian, 0.3% American Indian, and 1.8% other. Hispanics comprise 14.3% of Brookhaven’s population.

Table 23 – Greater Need: Housing Cost Burdens AMI

	Cost Burden Less than 30%		Cost Burden 30%-50%		Cost Burden Greater than 50%		No Income	
Brookhaven	14,320		3,770		3,115		134	
White	10,280	71.79%	1,790	47.48%	1,570	50.40%	95	70.90%
Black / African American	1,295	9.04%	735	19.50%	430	13.80%	4	2.99%
Asian	1,150	8.03%	110	2.92%	355	11.40%	15	11.19%
American Indian, Alaska Native	10	0.07%	15	0.40%	30	0.96%	0	0.00%
Pacific Islander	10	0.07%	0	0.00%	0	0.00%	0	0.00%
Other	240	1.68%	45	1.19%	85	2.73%	20	14.93%
Hispanic	1,335	9.32%	1,075	28.51%	645	20.71%	0	0.00%

Data Source: 2013-2017 CHAS

Discussion

24 CFR 91.205(b)(2) defines disproportionately greater need as when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Hispanic households have a disproportionately greater need in the 30% - 50% cost burden category. While not technically within the definition disproportionately greater need, there is a high percentage of Black households with a cost burden between 30% - 50%, and Asian households with a cost burden greater than 50%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Hispanic households face a disproportionately greater need in almost every income category in both housing problems and severe housing problems. To a lesser extent, Asian households and Black households face disproportionately greater need in the moderate-income categories.

If they have needs not identified above, what are those needs?

Census and focus group interview bear out the housing needs of Hispanic residents in Brookhaven. Many Hispanic households face housing problems including overcrowding, substandard housing and cost burden.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Hispanic households are significantly concentrated in the southern area of Brookhaven, along Buford Highway. Black households are more distributed through the City, but there are concentrations of Black households along Buford Highway.

Figure 1: Hispanic Concentration

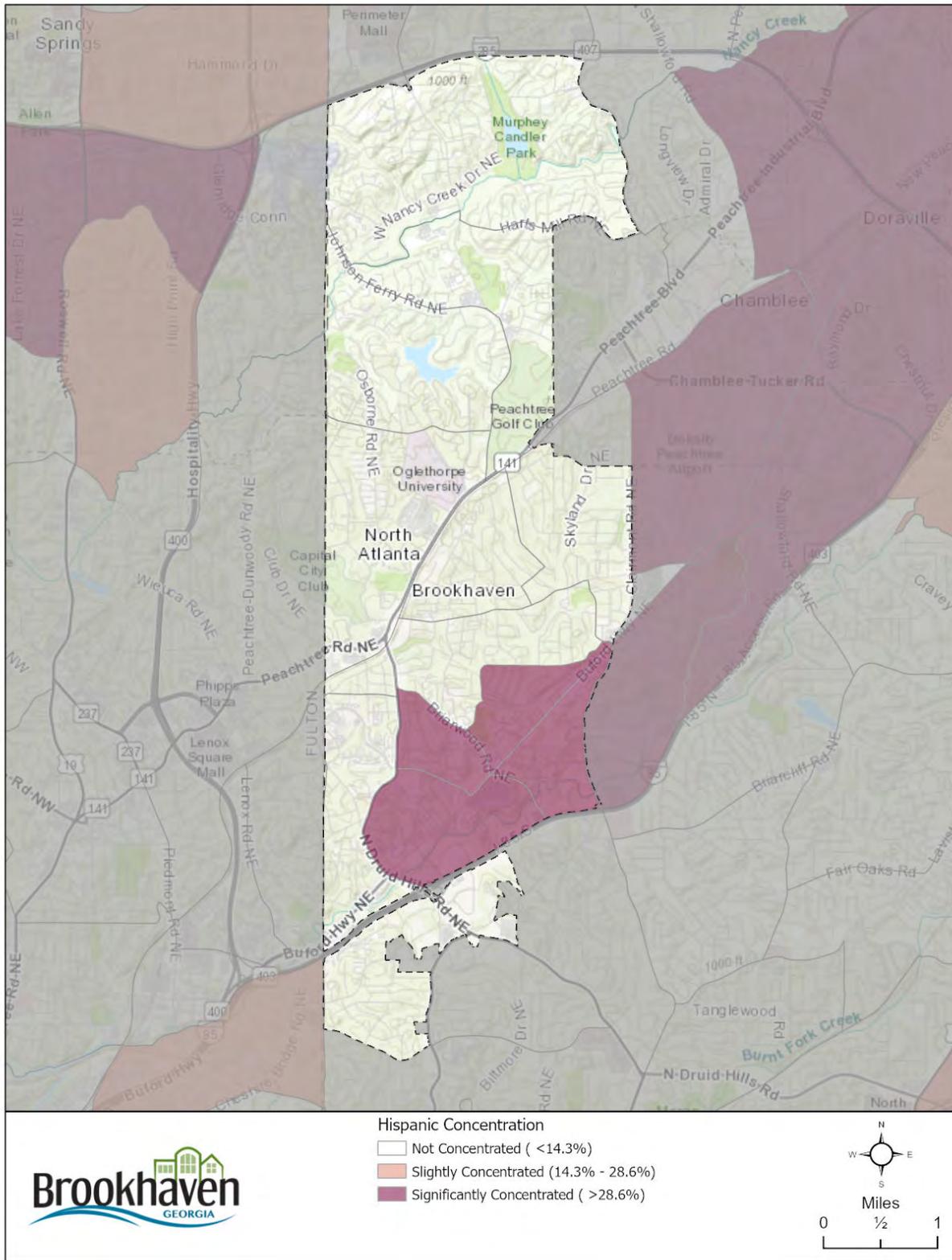
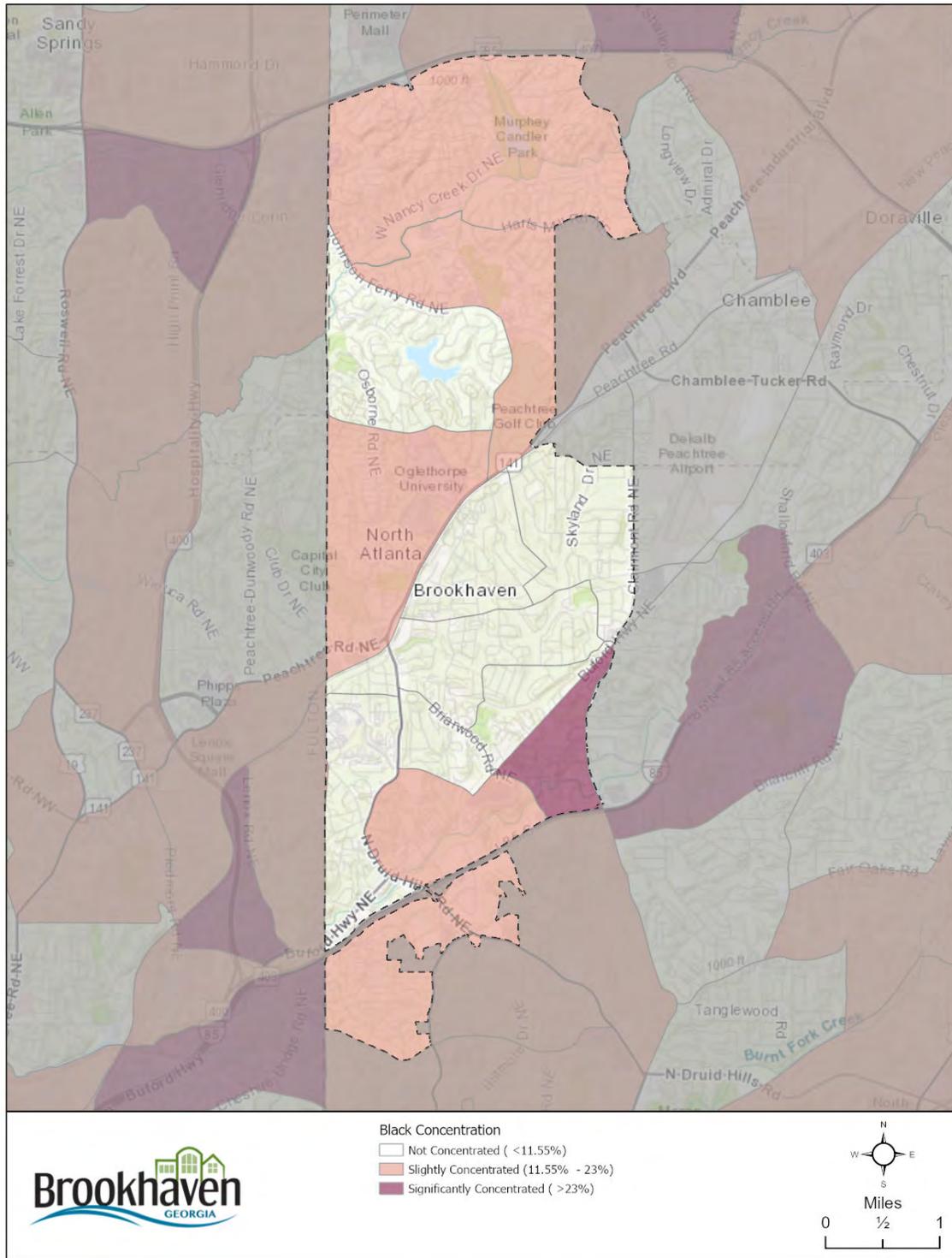


Figure 2: Black Concentration



NA-35 Public Housing – 91.205(b)

Introduction

Information for public and subsidized housing is based on the Zip Codes 30319, 30326 and 30329. The DeKalb County Public Housing Authority (PHA) is responsible for the administration of public housing and the housing choice voucher program. Over the years, the PHA has transitioned away from traditional public housing and converted 498 formerly public housing units in Brookhaven into approximately 325 project-based units. Additionally, the PHA manages approximately 5,951 Housing Choice Vouchers throughout DeKalb County.

Table 24 - Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	0	608	327	281	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center) – March 2021

Table 25 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	11,500	11,916	0	0
Average length of stay	0	0	0	0	7.4 years	7.6 years	0	0
Average Household size	0	0	0	0	1.2	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	607	327	280	0	0
# of Disabled Families	0	0	0	123	45	78	0	0
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Table 26 – Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	0	302	210	92	0	0	0
Black/African American	0	0	0	154	92	62	0	0	0
Asian	0	0	0	152	25	127	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Table 27 – Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	54	40	14	0	0	0
Not Hispanic	0	0	0	554	287	267	0	0	0

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Technically, the Housing Authority of DeKalb County has no public housing units. However, the needs of those with housing choice vouchers is great. Over 95% of the voucher holders are considered very low-income. Approximately 22% of the householders younger than age 61 have a disability and over half of the householders 62 years old or over have a disability. Additionally, accessible units are necessary to meet current demand, and future demand is expected to grow as the population ages.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

During interviews with agency staff, the most pressing need is for vouchers to cover a greater percentage of the rent. Currently, the subsidy level does not cover the full costs of rent in Brookhaven. This means that voucher holders must pay a higher percentage of the contract rent than those living in less costly areas. This leads to additionally cost burdened families and will only get worse as costs increase.

How do these needs compare to the housing needs of the population at large?

Cost burden is the single largest housing problem in Brookhaven. The needs of the residents with vouchers are similar to those of the population at large because both struggle with housing cost burden and rapidly escalating housing costs.

Discussion

The Brookhaven Housing Authority is a high-performing public housing agency that owns and manages over 1,400 housing units and administers 6,400 Housing Choice Vouchers throughout the county. The PHA owns 389 units in Brookhaven. The agency also administers a Section 8 Homeownership Program, which currently has 44 participants in the program. The Family Self-Sufficiency program has currently 300 participants.

The agency seeks to expand affordable housing opportunities within Brookhaven by partnering with the City and other non-profit agencies. The cost of land is a challenge to constructing new affordable housing, and therefore additional public resources are necessary to fill the gap between development costs and affordable rents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The City of Brookhaven is served by the DeKalb County Continuum of Care. The City does not provide services directly to homeless persons but works with local agencies to serve our homeless residents. Because Brookhaven is a small city it does not have agencies that work exclusively within its borders but rather on a county-wide basis.

The information below comes from the DeKalb County HUD 2019 Continuum of Care Homeless Populations and Subpopulations Report. This information covers the entire county, not just the City of Brookhaven.

Table 28: Homeless Characteristics

Population	Sheltered	Unsheltered	# experiencing homelessness each year	# becoming homeless each year	# exiting homelessness each year	# of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren) (47)	33	0	N/A	N/A	N/A	N/A
Persons in households with only children	0	1	N/A	N/A	N/A	N/A
Persons in households with only adults (73)	64	196	N/A	N/A	N/A	N/A
Chronically homeless individuals (11)	11	32	N/A	N/A	N/A	N/A
Chronically homeless families	3	0	N/A	N/A	N/A	N/A
Veterans (9)	2	15	N/A	N/A	N/A	N/A
Unaccompanied youth (4)	0	1	N/A	N/A	N/A	N/A
Persons with HIV (0)	1	3	N/A	N/A	N/A	N/A

Source: DeKalb County CoC

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2019 Point in Time survey captured a significant amount of data regarding the homeless population in DeKalb County. Between 2018 and 2019, the total number of homeless individuals increased from 321 individuals to 375 individuals. Unfortunately, the number of unsheltered homeless also increased from 143 to 197 unsheltered homeless in 2019, a nearly 40% increase. Based on the same PIT survey, the number of chronically homeless persons decreased by three from 46 persons in 2018 to 43 persons in 2019.

During the public meetings and focus groups, the two biggest factors that emerged when discussing homelessness were mental illness and substance abuse disorder. These issues clearly manifest themselves in the 2019 PIT survey. Of the 375 persons that were deemed homeless, 61 (16%) have substance abuse disorders and 47 (12.5%) have serious mental illness.

Nature and Extent of Homelessness: (Optional)

Table 29: Nature and Extent of Homelessness

Race	Sheltered	Unsheltered
White	14	31
Black or African American	157	157
Asian		
American Indian or Alaskan Native		
Pacific Islander		
Multiple Races	7	9
Ethnicity:	Sheltered:	Unsheltered
Hispanic	12	10
Non-Hispanic	166	187

Source: DeKalb County CoC

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The results of the 2019 Point-In-Time count, which occurred on January 23, 2019, indicated that there were 34 homeless families, including one unsheltered family. Of the other 33 sheltered families, 22 were in emergency shelters and 11 were in transitional housing. There were 78 homeless children.

Additional transitional and supportive housing is needed in DeKalb County.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Black individuals are significantly overrepresented within the homeless population. Of the 375 homeless, 314 (84%) are Black. Surprisingly, Hispanics are underrepresented in the homeless population. Only 5.8% of homeless individuals are Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The sheltered and unsheltered homeless are reported only as totals DeKalb County, so this breakdown is not available for the City of Brookhaven.

Unfortunately, the number of homeless individuals increased between 2018 and 2019 in DeKalb County, and COVID-19 has probably made the situation worse.

- Of the 179 sheltered homeless, 20 have serious mental illness, 36 have substance abuse disorder, and 3 are Veterans.
- Of the 197 unsheltered homeless, 27 have serious mental illness, 25 have substance abuse disorder, and 15 are Veterans.

Discussion:

Strides continue throughout the county to reduce the number of homeless residents in DeKalb County. The City of Brookhaven will continue to work with its local, regional and state partners to reduce the number of Brookhaven residents in unsheltered or sheltered conditions, with the goal of moving individuals and families into permanent housing.

NA-45 Non-Homeless Special Needs Assessment - g1.205 (b,d)

Introduction:

Many of the focus group interviews discussed the needs of homeless and non-homeless special needs populations including elderly, frail elderly, victims of domestic violence, cognitive and physical disabilities, persons with HIV/AIDS, substance abuse and addiction issues, mental illness and other special needs.

Describe the characteristics of special needs populations in your community:

The non-homeless special needs population includes elderly, frail elderly, victims of domestic violence, persons with disabilities (mental, physical, developmental), persons with alcohol/drug addictions, and persons with HIV/AIDS. Individuals being released from jail/prison and individuals with felonies also have special needs, as employment, housing and services may be difficult to obtain. Based on input from service providers, special needs populations are generally in need of housing assistance combined with supportive services.

Access to employment, housing and health care are crucial for the special needs populations, and job training, mentoring and skill development programs are essential. Many in the special needs population may be at risk of becoming homeless, and long-term supportive services, combined with housing assistance, may be required to provide stability and increase self-sufficiency. Individuals with a combination of needs are the most difficult to serve, as their cases are complex and may require services from a number of agencies.

What are the housing and supportive service needs of these populations and how are these needs determined?

Interviews with non-profit agencies and individuals identified the following needs within Brookhaven:

- Attendees expressed the need for additional resources for special populations, especially aging in place for seniors and the frail elderly. They felt the funding has decreased over the years, while the need has continued to increase.
- Agency representatives stressed the need for additional mental health and substance abuse resources. Individuals with mental health and/or substance abuse disorders are likely to end up homeless or have episodes of housing crisis.
- There is a need for more landlords to be willing to take Fair Market Rent (FMR) vouchers. The attendees felt that due to Brookhaven's tight housing market, landlords are able to charge more than FMR allowed for vouchers. This pushes many special needs residents into less desirable housing situations.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the DeKalb County Board of Health, there are approximately 10,240 persons living with HIV, which is a rate of 1,353.5 per 100,000 persons. This is the second largest HIV population in the State of Georgia. There were 372 new cases diagnosed in 2018. Among the new cases, 76% occurred in Black residents, and nearly half (42%) of all new cases occurred in young persons between the age of 20 and 29 years old.

Discussion:

Access to stable and affordable housing, employment, healthcare and transportation are key needs for non-homeless special needs populations. Many special needs individuals are on the cusp of homelessness if their safety net fails, or they encounter additional financial or housing-related hardships. The City of Brookhaven's community partners are committed to addressing these needs, and the City of Brookhaven will continue to support them.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

During the public engagement process the following needs were identified:

- Expanded library facilities
- Senior centers
- Youth centers
- Improved public school facilities

How were these needs determined?

The needs were determined through an extensive public engagement process outlined under the Citizen Participation Section of this plan. It is important to note that library services are provided by DeKalb County.

Describe the jurisdiction’s need for Public Improvements:

Identified public improvement needs included:

- Flood mitigation and storm sewer improvements
- Water and sewer upgrades
- Sidewalk improvements
- Bike and pedestrian facility upgrades
- Public infrastructure connections

How were these needs determined?

The needs were determined through an extensive public engagement process outlined under the Citizen Participation Section of this plan.

Describe the jurisdiction’s need for Public Services:

Identified public service needs include:

- Affordable childcare and afterschool programming
- Workforce and entrepreneurial development
- Soft-skills counselling
- Fair housing education and enforcement
- Emergency financial assistance
- Improved transportation linkages between homes and jobs
- Programs to improve food security
- Improved information and resources to connect individuals to existing programs and services

How were these needs determined?

The needs were determined through an extensive public engagement process outlined under the Citizen Participation Section of this plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Brookhaven has a challenging housing market due to the high housing costs. Rents have increased 33% since the base year of the Consolidated Plan and have far outpaced natural earnings growth in the City of Brookhaven. This further contributes to the mismatch in housing supply versus demand for the lowest income cohorts. According to the 2017 CHAS there are an estimated 2,989 renter households earning less than 50% AMI and only 1,053 units affordable to this income cohort. The market also needs additional affordable one- and two-bedroom apartments. There are 2,665 renter households living in one- or two-bedroom units, but HUD estimates only 880 of those units are actually affordable to those households, meaning they are paying less than 30% of their income towards housing costs.

Throughout the community engagement process, concerns were raised about the quality and condition of Brookhaven's rental housing stock. As the numbers in Table 41 indicate, almost half of the renter-occupied housing and nearly 20% of the owner-occupied housing has at least one condition issue. Improving housing conditions either through renovation, code enforcement efforts, or replacement of obsolete structures is a priority for Brookhaven's residents.

MA-10 Number of Housing Units – g1.210(a)&(b)(2)

Introduction

Brookhaven has an estimated 24,698 housing units and 22,549 of those units are occupied. Just slightly over half of the housing units are detached single-family homes, which indicates the housing supply is more balanced than many similar communities. Similarly, just under half of the properties contain 2 or less bedrooms, which provides opportunities for smaller families and less costly housing options. This balance allows households to have choices beyond the traditional single-family house.

However, Brookhaven has relatively few subsidized housing developments that provide affordable housing opportunities for low- and moderate-income households. There are approximately 533 units within three privately-owned developments that are subsidized in one form, either through FHA mortgage insurance, Section 8 rental contracts, or were constructed through the Low-Income Housing Tax Credit (LIHTC) program. All 533 of these units are income restricted for low- and moderate-income households.

All residential properties by number of units

Table 30: Units in Structure

Property Type	Number	%
1-unit detached structure	10,269	41.6%
1-unit, attached structure	2,358	9.5%
2-4 units	1,179	4.8%
5-19 units	4,658	18.9%
20 or more units	6,136	24.8%
Mobile Home, boat, RV, van, etc.	98	0.4%
Total	24,698	100.0%

Data Source: 2015-2019 ACS

Unit Size by Tenure

Table 31: Bedrooms by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0%	659	6%
1 bedroom	223	2%	4,049	37%
2 bedrooms	1,434	12%	4,684	42%
3 or more bedrooms	9,824	85%	1,651	15%
Total	11,506	100%	11,043	100%

Data Source: 2015-2019 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are only 533 income assisted units located in three developments in Brookhaven, which are illustrated in Table 32. All three developments serve mainly senior residents. There is a lack of subsidized family housing in Brookhaven.

Privately Owned - Federal or State Subsidized Units

Table 32: Private Subsidized Units

Name	Units	Subsidy Type	Section 8 Expiration	Subsidized Units	REAC Score	Inspection Date
Lenox Summit	212	FHA	2/28/2039	212	80	3/16/2018
Bryton Hill Apartments	204	LIHTC	N/A	204		
Ashford Parkside Landing	117	LIHTC	N/A	117		
Total	533			533		

Data Source: HUD Multi-Family Office (March 2021)

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

During the period of this consolidated plan, it is unlikely there will be a loss of subsidized housing units because the contracts are relatively new or they are under the extended use provisions of the Low Income Housing Tax Credit program.

Does the availability of housing units meet the needs of the population?

No. According to the 2017 CHAS there are an estimated 2,989 renter households earning less than 50% AMI and only 1,053 units affordable to this income cohort. Efforts should be undertaken to develop additional housing using federal tools and/or subsidies like the low-income tax credit program. In addition, LIHTC developments can provide long-term housing stability due their 15-year compliance periods.

Describe the need for specific types of housing:

As mentioned above, there is a need for housing that is affordable to households earning less than 50% AMI. The market also needs additional affordable one- and two-bedroom apartments. There are 2,665 renter households living in one- or two-bedroom units, but HUD estimates only 880 of those units are actually affordable to those households, meaning they are paying less than 30% of their income towards housing costs.

Discussion

Over the next five-years new housing opportunities should be developed for low-income renter households. At the very least efforts should be undertaken to preserve the existing affordable rental housing. New affordable rental housing should focus on 1- and 2-bedroom units.

MA-15 Housing Market Analysis: Cost of Housing - g1.210(a)

Introduction

The cost of housing, particularly rental housing, has significantly outpaced inflation, indicating the cost is being driven largely by an influx of upper income households. In fact, the median household income was \$69,277 in 2015 and rose to \$92,604 in 2019, a 33% increase. This increase is due to migration into the community, not by natural wage increases.

As the table below indicates, median rent has increased 33% since 2015, far outpacing inflation. This further contributes to the mismatch in housing supply versus demand for the lowest income cohorts. The current rental vacancy rate is estimated to be 7.8%, compared to 5.1% in 2015. Based on community conversations, the estimated current vacancy rate is probably overstated, and the rental market will tighten since few, new subsidized units are being placed in service.

Table 33 – Cost of Housing

	Base Year: 2015	Most Recent Year: 2019	% Change
Median Home Value	\$368,300	\$484,400	31.5%
Median Contract Rent	\$956	\$1,273	33%

Data Source: 2011-2015 ACS (Base Year), 2015-2019 ACS

Table 34 - Rent Paid

Rent Paid	Households	%
Less than \$500	418	3.8%
\$500-999	2,331	21.4%
\$1,000-1,499	4,816	44.2%
\$1,500-1,999	2,524	23.2%
\$2,000 or more	806	7.4%
Total	10,895	100%

Data Source: 2015-2019 ACS

Table 35 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
Less than 30% AMI	589	No Data
50% AMI	469	363
80% AMI	4735	1,078
100% AMI	5200	725
Greater than 100% AMI	No Data	8,144
Total	10,993	10,310

Data Source: 2013-2017 CHAS

Table 36 – Monthly Rent

Monthly Rent (\$)	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	996	1,025	1,167	1,489	1,824
High HOME Rent	921	988	1,167	1,364	1,501
Low HOME Rent	723	775	931	1075	1200

Data Source: 2020 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. Data shows that there is a 1,215-unit deficit for rental households earning less than 30% AMI, and an 881-unit deficit for households earning between 30% and 50% AMI. This segment of the population has the most housing insecurity and limited abilities to manage through financial hardships. Efforts should be made to increase the number of subsidized units to address this shortfall.

On the homeowner front, data shows there is a 354 units shortfall of owner-occupied housing that is affordable to current homeowners earning less than 50% AMI. This indicates that these homeowners are likely cost burdened.

Though the greatest need is for rental households earning less than 30% AMI, housing supply for other income and tenure cohorts is also somewhat limited in availability and quality.

How is affordability of housing likely to change considering changes to home values and/or rents?

Rents have increased 33% since the base year of the Consolidated Plan and have far outpaced inflation and natural wage growth. This further contributes to the mismatch in housing supply versus demand for the lowest income cohorts. Based on community conversations, the rental market will continue to tighten since few, new subsidized units are being placed in service.

Brookhaven has positioned itself as a desirable community that is attracting an affluent population, which is pushing up housing costs. The City recognized this fact and convened an affordable housing taskforce. Many of the recommendations were implemented, including an inclusionary zoning provision.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME rents and Fair Market Rents (FMR) are quite divergent in Brookhaven. HOME rents are below the FMR and median rent. This divergence will make it more difficult to convince developers to construct affordable housing without incentives to cover the difference. The divergence between the two rents may also pressure landlords to convert affordable housing to market-rate since they can charge a higher monthly rent.

Discussion

The wide affordability gap for those households earning less than 30% AMI is distressing and is a priority need in the City of Brookhaven. Addressing this need is especially important since Brookhaven's housing costs are escalating quickly. However, solving this housing mismatch will require creative financing solutions that involve, federal, state and local resources.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Throughout the community engagement process, concerns were raised about the quality and condition of Brookhaven’s rental housing stock. As the numbers in Table 37 indicate, almost half of the renter-occupied housing and a 18% of the owner-occupied housing has at least one housing condition issue. Improving housing conditions either through renovation, code enforcement efforts, or replacement of obsolete structures is a high priority for Brookhaven’s residents.

Definitions

The City of Brookhaven does not have a standard definition of "*substandard condition or substandard condition but suitable for rehabilitation.*" The City of Brookhaven does not maintain a property condition database. Absent a housing condition survey, units that the Census indicates are "Vacant: For Rent" or "Vacant: For Sale" are assumed to be suitable for rehabilitation. The units the Census has classified as "Vacant: Other" are assumed to be abandoned and not suitable for rehabilitation.

Table 37 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,080	18%	4,680	42%
With two selected Conditions	8	0%	423	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,418	82%	5,940	54%
Total	11,506	101%	11,043	100%

Data Source: 2015-2019 ACS

Table 38 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,250	31.41%	3110	28.25%
1980-1999	3,015	29.14%	3700	33.61%
1960-1979	2,185	21.12%	3445	31.30%
1940 -1960	1,774	17.15%	679	6.17%
1939 or earlier	123	1.19%	74	0.67%
Total	10,347	100.00%	11,008	100.00%

Data Source: 2013-2017 CHAS

Table 39 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,069	40%	4,120	37%
Housing Units build before 1980 with children present	829	20%	990	24%

Data Source: 2013-2017 CHAS

Table 40 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,030		1,030
Abandoned Vacant Units		495	495
REO Properties	0		0
Abandoned REO Properties			

Data Source: 2015 – 2019 ACS

Note: Abandoned Vacant Units are those classified as “vacant – other” by the Census.

Need for Owner and Rental Rehabilitation

The renovation of existing owner-occupied and renter occupied housing is a low need in Brookhaven. Only 40% of the owner-occupied and 37% of renter-occupied units were constructed prior to 1980. The age of these units means that they have a higher chance of containing lead-based paint, or possibly asbestos insulation; both are known health hazards.

However, many community engagement participants expressed concern about the condition of rental units along or near the Buford Highway corridor.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Lead-based paint hazards is a concern in Brookhaven and DeKalb County. According to the Georgia Department of Health, DeKalb County had the highest number of children in Georgia with elevated blood lead levels. In 2019, 142 children were documented with elevated blood lead levels in the county. As the data above in Table 39 illustrates, there are 1,819 pre-1980 housing units occupied with children. This represents about 8.5% of Brookhaven's total occupied housing units.

Discussion

Compared to many CDBG communities, Brookhaven's housing stock is relatively young and generally in good condition. Renovation activities should be targeted to rental housing within the community. This was determined through the community engagement process and the number of structures with two or more conditions.

Since DeKalb County has the highest number of children with elevated blood lead level in the state, Brookhaven should undertake an education campaign targeting neighborhoods with older rental housing. It is very likely that the number of children with lead elevated lead levels have increased during the COVID-19 pandemic because they have largely been out of school and may have missed a health screening appointment.

MA-25 Public and Assisted Housing – g1.210(b)

Introduction

Information for public and subsidized housing is based on the Zip Codes 30319, 30326 and 30329. The DeKalb County Public Housing Authority (PHA) is responsible for the administration of public housing and the housing choice voucher program. Over the years, the PHA has transitioned away from traditional public housing and converted 498 formerly public housing units into approximately 325 project-based units. There are no public housing units in Brookhaven. Additionally, the PHA manages approximately 235 Housing Choice Vouchers within Brookhaven.

Table 41 – Total Number of Units by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers available			608	327	281			
# of accessible units								

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing units in the City of Brookhaven

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The DeKalb County Housing Authority converted its public housing inventory to project-based section 8 units. At the time of conversion, all of the existing units were redeveloped.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

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 must aggressively seek state and federal resources to address these housing needs.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Emergency shelters and homeless facilities are coordinated through the DeKalb County Continuum of Care. The City of Brookhaven does not deliver homeless services directly, but instead supports the efforts of the Continuum and its partners. The Continuum utilizes a “Housing First” model, which is reflected in the large number of permanent supportive housing beds compared to emergency shelter beds.

Table 42 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	85	28	52	779	
Households with Only Adults	2		44	1,208	
Chronically Homeless Households				307	
Veterans				1088	
Unaccompanied Youth				22	

Source: 2019 Housing Inventory Count

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Agencies within Brookhaven and DeKalb County offer a variety of health, mental health, and employment services to persons who are homeless. They are often referred to these services through the coordinated entry system and the coordinated entry service providers. It is a core mission of the Continuum of Care providers and member agencies to ensure effective use of mainstream services for homeless individuals and families.

The CoC members include mostly health, mental health and social service agencies within the County. This includes law enforcement, local hospitals and health clinics, mental health providers, substance abuse counseling agencies and their advocacy groups. These members all participate in the coordinated entry system and have voting rights when it comes to determining CoC board members and policy decisions. This active participation and membership within the CoC help ensure that homeless persons are connected to the appropriate agencies and services in a coordinated and effective manner.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services and facilities for the homeless in DeKalb County are managed and provided through a network of committed non-profit and faith-based partners. The CoC is committed to a Housing First model, so there are significantly more permanent and rapid-rehousing facilities than emergency shelter beds. The CoC prioritizes developing and maintaining stable households for all homeless families and individuals. The following tables detail the services and facilities available to help the needs of DeKalb County’s homeless:

Emergency Shelter

Provider Name	Facility Name	Total Beds
Decatur Cooperative Ministry	Hagar's House DCA	8
Decatur Cooperative Ministry	Hagar's House DeKalb	9
Decatur Cooperative Ministry	Hagar's House NF	17
International Women's House, Inc.	International Women’s House	20
Rebecca's Tent (Formerly Shearith Israel	Rebecca's Tent	5
St. Peter and Paul Catholic Church	Cold Weather Shelter	20
Tucker First United Methodist Church	Cold Weather Shelter	3
Women's Resource Center	Safehouse	33
Total		115

Transitional Housing

Provider Name	Facility Name	Total Beds
Breakthru House Inc.	Breakthru House	18
Decatur Cooperative Ministry	Family Transitional Housing	12
Men and Women for Human Excellence	MWHE Housing	14
Oakhurst Recovery Program	Oakhurst Recovery Program	10
Safe Haven Transitional, Inc.	Safe Haven Transitional	22
The United Methodist Children's Home	Family Housing Program	20
Total		96

Permanent Supportive Housing

Provider Name	Facility Name	Total Beds
3 Keys (Project Interconnections)	Rosalyn Apartments (S+C)	32
CaringWorks, Inc.	Rise SPC I	32
CaringWorks, Inc.	Rise SPC II	32
Decatur Cooperative Ministry	Family Success Project	29
Decatur Cooperative Ministry	Candler Forest PSH	32
Decatur Housing Authority	VASH Vouchers Decatur HA	210
DeKalb Community Service Board	DCSB Shelter Plus Care and	66
DeKalb Community Service Board	DCSB Supportive Housing P	12
DeKalb Community Service Board	Traveler's Aid/DCSB Support	26
Housing Authority of DeKalb County	VASH Vouchers DeKalb HA	811
Jerusalem House, Inc.	The Family Program	27
Jerusalem House, Inc.	The Adult Program	23
Jerusalem House, Inc.	Scattered Site II - DeKalb	202
Jerusalem House, Inc.	Scattered Site I - DeKalb	35
Nicholas House, Inc.	New Horizon	80
St. Jude's Recovery Center, Inc.	Welcome Home	20
St. Jude's Recovery Center, Inc.	Project Open Arms PSH	30
St. Jude's Recovery Center, Inc.	Candler Forest	97
Total		1796

Rapid Re-Housing

Provider Name	Facility Name	Total Beds
Action Ministries Housing	DeKalb 2 RRH	73
Action Ministries Housing	DeKalb RRH	7
Chris 180	Changing Directions	22
Decatur Cooperative Ministry	DeKalb RRH ESG	0
Decatur Cooperative Ministry	DeKalb RRH Coc	53
Decatur Cooperative Ministry	Bridges DCA RRH	6
HOPE Atlanta / Travelers AID	DeKalb CoC RRH	40
HOPE Atlanta / Travelers AID	DeKalb ESG RRH	0
HOPE Atlanta / Travelers AID	SSVF	23
Project Community Connections, Inc.	DCA PCCI ESG RRH 508	6
The Salvation Army Red Shield Services	DeKalb RRH	3
United Way of Greater Atlanta	Another Chance SSVF RRH	2
United Way of Greater Atlanta	VEO SSVF RRH 508	12
Total		247

MA-35 Special Needs Facilities and Services – 91.210(d)**Introduction**

The needs of homeless and non-homeless special needs populations including elderly, frail elderly, victims of domestic violence, cognitive and physical disabilities, persons with HIV/AIDS, substance abuse and addiction issues, mental illness and other special needs were discussed throughout the public engagement process. This included focus group interviews and in the community needs surveys. Many focus group members felt the largest cohort of need included the unsheltered homeless and persons living with disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The special needs population includes elderly, frail elderly, victims of domestic violence, persons with disabilities (mental, physical, developmental), persons with alcohol/drug addictions, and persons with HIV/AIDS. Individuals being released from jail/prison and individuals with felonies also have special needs, as employment, housing and services may be difficult to obtain. Based on input from service providers, special needs populations are generally in need of housing assistance combined with supportive services.

Access to employment, housing and health care are crucial for the special needs populations, and job training, mentoring and skill development programs are essential. Many in the special needs population have been homeless or may be at risk of becoming homeless, and long-term supportive services, combined with housing assistance, may be required to provide stability and

increase self-sufficiency. Individuals with a combination of needs are the most difficult to serve, as their cases are complex and may require services from a number of agencies.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The DeKalb County CoC actively coordinates with various systems of care to ensure persons who are being discharged are not discharged directly to the streets, emergency shelters, or other homeless less assistance programs. These written policies and procedures that ensure persons receive appropriate supportive housing from institutions such as foster care, physical and mental health care, and correctional facilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Over the next year, Brookhaven plans to assist its non-profit and faith-based partners deliver needed services, including:

- (TBD during Action Plan Development)

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The single largest barrier to developing affordable housing is lack of available resources to cover the gap between the costs to develop housing and the amount of debt a development can support while still maintaining affordable rents. The City of Brookhaven recognized the need to address affordability issues and formed an affordable housing task force.

This taskforce examined the various barriers to affordable housing including public policy such as zoning and development fees. The taskforce made a number of recommendations which the City has implemented to encourage the development of affordable housing. This includes increasing residential density and inclusive zoning provisions which require developers to include affordable units in projects with more than 10 residential units.

The City will continue to engage its public and private development partners to find resources that bridge the affordability gap. The City is committed to preserving and enhancing affordable housing within the community.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section examines the workforce and economic conditions within Brookhaven.

Table 43 - Business Activity

Business by Sector					
	Workers	Jobs	Share of Workers	Share of Jobs	Jobs less Workers
Accommodation and Food Services	1,728	1,842	7.4%	6.1%	-1.3%
Administration & Support, Waste Management and Remediation	1,847	3,585	7.9%	11.8%	3.9%
Agriculture, Forestry, Fishing and Hunting	21	0	0.1%	0.0%	-0.1%
Arts, Entertainment, and Recreation	335	233	1.4%	0.8%	-0.7%
Construction	752	191	3.2%	0.6%	-2.6%
Educational Services	1,568	1,274	6.7%	4.2%	-2.5%
Finance and Insurance	1,857	1,480	8.0%	4.9%	-3.1%
Health Care and Social Assistance	2,293	4,484	9.8%	14.8%	5.0%
Information	1,551	3,647	6.6%	12.0%	5.4%
Management of Companies and Enterprises	969	1,760	4.1%	5.8%	1.7%
Manufacturing	997	528	4.3%	1.7%	-2.5%
Mining, Quarrying, and Oil and Gas Extraction	6	25	0.0%	0.1%	0.1%
Other Services (excluding Public Administration)	609	813	2.6%	2.7%	0.1%
Professional, Scientific, and Technical Services	3,630	3,924	15.5%	12.9%	-2.6%
Public Administration	647	649	2.8%	2.1%	-0.6%
Real Estate and Rental and Leasing	694	739	3.0%	2.4%	-0.5%
Retail Trade	1,684	3,714	7.2%	12.3%	5.0%
Transportation and Warehousing	701	31	3.0%	0.1%	-2.9%
Utilities	69	0	0.3%	0.0%	-0.3%
Wholesale Trade	1,396	1,393	6.0%	4.6%	-1.4%
Total	23,354	30,312			

Data Source: 2018 Longitudinal Employer-Household Dynamics (OnTheMap)

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top three employment sectors in Brookhaven are:

- 1) Healthcare and Social Assistance
- 2) Professional, Scientific, and Technical Services
- 3) Retail Trade

These three sectors employ approximately 12,122 workers with the City, or nearly 40% of all jobs. All three sectors have grown over the past five years and are expected to continue to grow within Brookhaven.

Table 44 - Labor Force

Total Population in the Civilian Labor Force	33,294
Civilian Employed Population 16 years and over	32,273
Unemployment Rate	2.6%
Unemployment Rate for Ages 16-24	10.4%
Unemployment Rate for Ages 25-65	1.8%

Data Source: 2015-2019 ACS

Table 45 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	17,199
Farming, fisheries and forestry occupations	8
Service	6,314
Sales and office	6,551
Construction, extraction, maintenance and repair	1,771
Production, transportation and material moving	1,653

Data Source: 2015-2019 ACS

Table 46 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,733	61%
30-59 Minutes	9,792	34%
60 or More Minutes	1,346	5%
Total	28,871	100%

Data Source: 2015-2019 ACS

Table 47 - Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,074	82	649
High school graduate (includes equivalency)	2,348	90	467
Some college or Associate's degree	2,667	121	596
Bachelor's degree or higher	20,169	281	2,001

Data Source: 2011-2015 ACS

Table 48 - Educational Attainment by Age

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–64 yrs	65+ yrs
Less than 9th grade	125	769	913	600	200
9th to 12th grade, no diploma	341	447	590	486	125
High school graduate, GED, or alternative	650	1,056	851	1,011	1,027
Some college, no degree	1,108	779	487	1,293	711
Associate's degree	57	157	208	468	160
Bachelor's degree	1,387	5,445	3,617	3,985	1,565
Graduate or professional degree	220	2,964	2,887	3,553	1,526

Data Source: 2015-2019 ACS

Table 49 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$20,837
High school graduate (includes equivalency)	\$24,450
Some college or Associate's degree	\$37,760
Bachelor's degree	\$71,118
Graduate or professional degree	\$94,520

Data Source: 2011-2015 ACS

Describe the workforce and infrastructure needs of the business community:

The Comprehensive Plan Update outlined a number of opportunities and needs to promote economic prosperity. Opportunities included:

- 1) Develop a citywide economic development strategy. A holistic economic development strategy addresses many of Brookhaven’s economic development needs including bringing all partners to the table to build consensus, fleshing out the city’s economic development goals, the business sectors the City and its partners want to grow, and determining implementation steps.
- 2) Establish additional incentives to encourage sustainable development in the city. Competitive incentives are utilized in many cities, regions, and states to promote targeted growth and development. Once Brookhaven’s economic development goals are established, the City should then evaluate which incentives feasibly support these goals and pursue steps to actualize them (opportunity zones, tax allocation districts, etc.).
- 3) Leverage the Brookhaven MARTA station to encourage further desirable development along the Peachtree Corridor. The Brookhaven MARTA station is a key asset for the community’s development, and it also has the potential to be a top economic development asset. As the City moves forward with its planning and design efforts around the MARTA station, it will need to be proactive in coordinating with MARTA and the ARC to ensure that the firms pursued and attracted are consistent with business sectors in line with the City’s economic development goals.

In 2014, Brookhaven undertook a study of the Buford Highway with the goal to improve the appearance, safety and development potential of the area. Buford Highway is key corridor within a predominately low-and moderate-income area of the City. The plan recommendations included a number of streetscape and pedestrian enhancements to improve safety and connectivity along the corridor. Many of these recommended improvements could be partially funded through the CDBG program.

During the public engagement process, flooding emerged as a high priority need that should be addressed over this planning period. Many residents expressed dissatisfaction with the storm sewer and water management systems.

Lastly, workforce and entrepreneurial development efforts aimed at minority and Hispanic residents was cited as a high need within Brookhaven. Efforts should be undertaken to link these residents with available jobs, particularly in a community with such a low unemployment rate.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Children’s Healthcare of Atlanta is developing a state-of-the-art campus just south of Buford Highway along North Druid Hills. The 70-acre campus will dramatically transform the area with the addition of 446 patient beds in a 19-story facility. The campus will be linked to adjacent neighborhoods through a system of walking and biking trails.

Opportunities exist to link the workforce needs of the new hospital with unemployed or under-employed residents. Additionally, a facility of that size will need external support in the form of caterers, suppliers, etc. The hospital is slated to open in 2025, which provides ample time to make these intentional linkages between the facility and surrounding neighborhoods and residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The majority of Brookhaven’s labor force has a college degree. However, Census estimates indicate there are nearly 1,000 residents with less than a high school diploma that are not in the labor force. Opportunities exist to target workforce development efforts to those residents, as well as residents between the age of 16 – 24, who have an unemployment rate over 10%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A number of local non-profit agencies offer workforce training initiatives including the Latin American Association and Center for Pan Asian Community Services. DeKalb County schools offers vocational and job ready training opportunities for their students. Additionally, Oglethorpe University is located in the heart of Brookhaven.

The City will help coordinate workforce development efforts through its annual allocation process, specifically public service funds. Efforts will be made to ensure all programs are coordinated in manner that minimizes overlap, but closes gaps so all community members are served.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes. <https://www.decideDeKalb.com/>

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Decide DeKalb is the regional economic development agency serves as the primary economic development driving force to attract, expand and retain businesses in DeKalb County, Georgia. Established in 1974 as the Development Authority of DeKalb County, Decide DeKalb works with partners, stakeholders and the business community at-large to spur capital investments, encourage job growth and create business sustainability within our target industries as well as the burgeoning Entertainment sector.

Workforce development programs are the key opportunity for coordination between Decide DeKalb and the Consolidated Plan. CDBG funds can be used to fill funding or programing gaps within agencies that are leading the workforce development efforts targeting Brookhaven residents.

Discussion

The City of Brookhaven is a relatively new community, but one that is rapidly growing. The community has a strong economic sector with a well-educated workforce and extremely low unemployment. However, there are elements of the community that are economically left behind. Programs and activities to support those individuals and families were identified as high-priorities through the community engagement process. Suggested activities or programs included:

- Additional workforce or entrepreneurial support, especially for minority and Hispanic residents.
- Expanding access to childcare and after school programming to support working families, and single parent families where childcare is a largest barrier to entering the workforce.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The area with the greatest concentration of households with housing problems is located along Buford Highway. Figure 1 illustrates the locations of households with severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The map on the following pages illustrates areas with a higher concentration of Hispanic and Black residents. These areas are largely in southern Brookhaven, along the Buford Highway corridor. For this analysis, two definitions of racially concentrated were used:

- Slightly Concentrated – areas where the percentage of minority residents are between 100% and 200% greater than the overall city-wide percentage
- Significantly Concentrated - areas where the percentage of minority residents are over 200% greater than the overall city-wide percentage

Figure 3: Severe Housing Problems

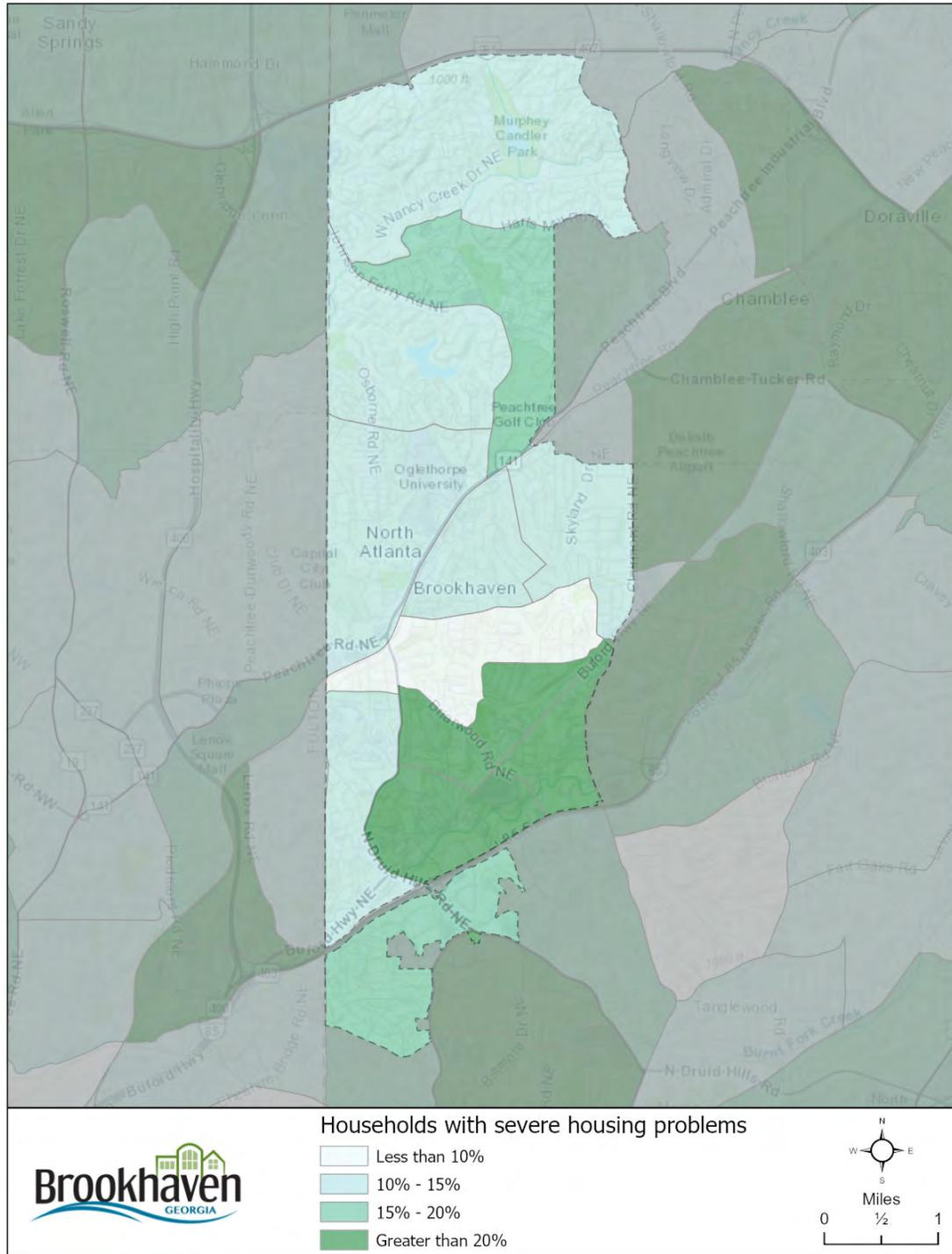


Figure 4: Concentration of Hispanic Residents

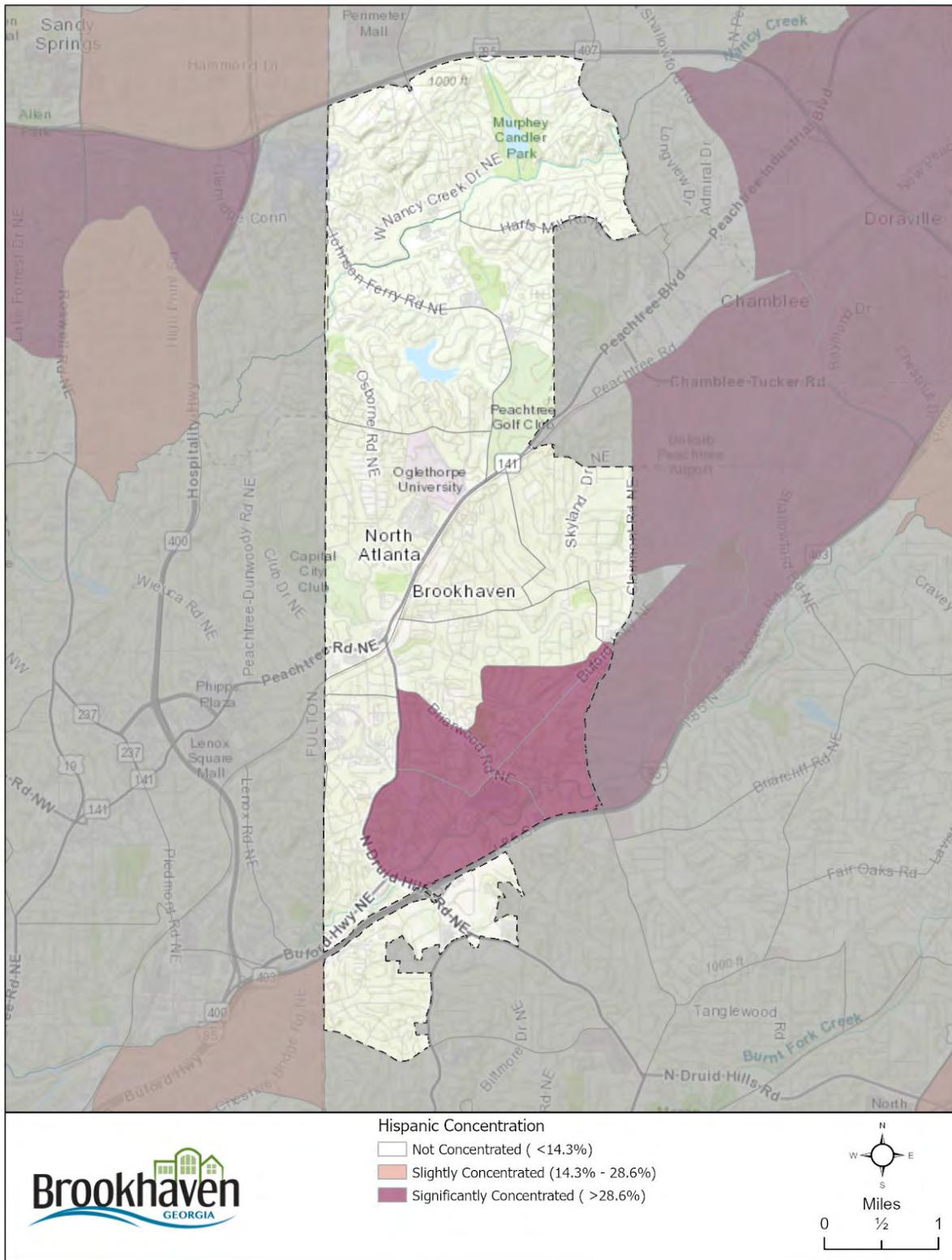
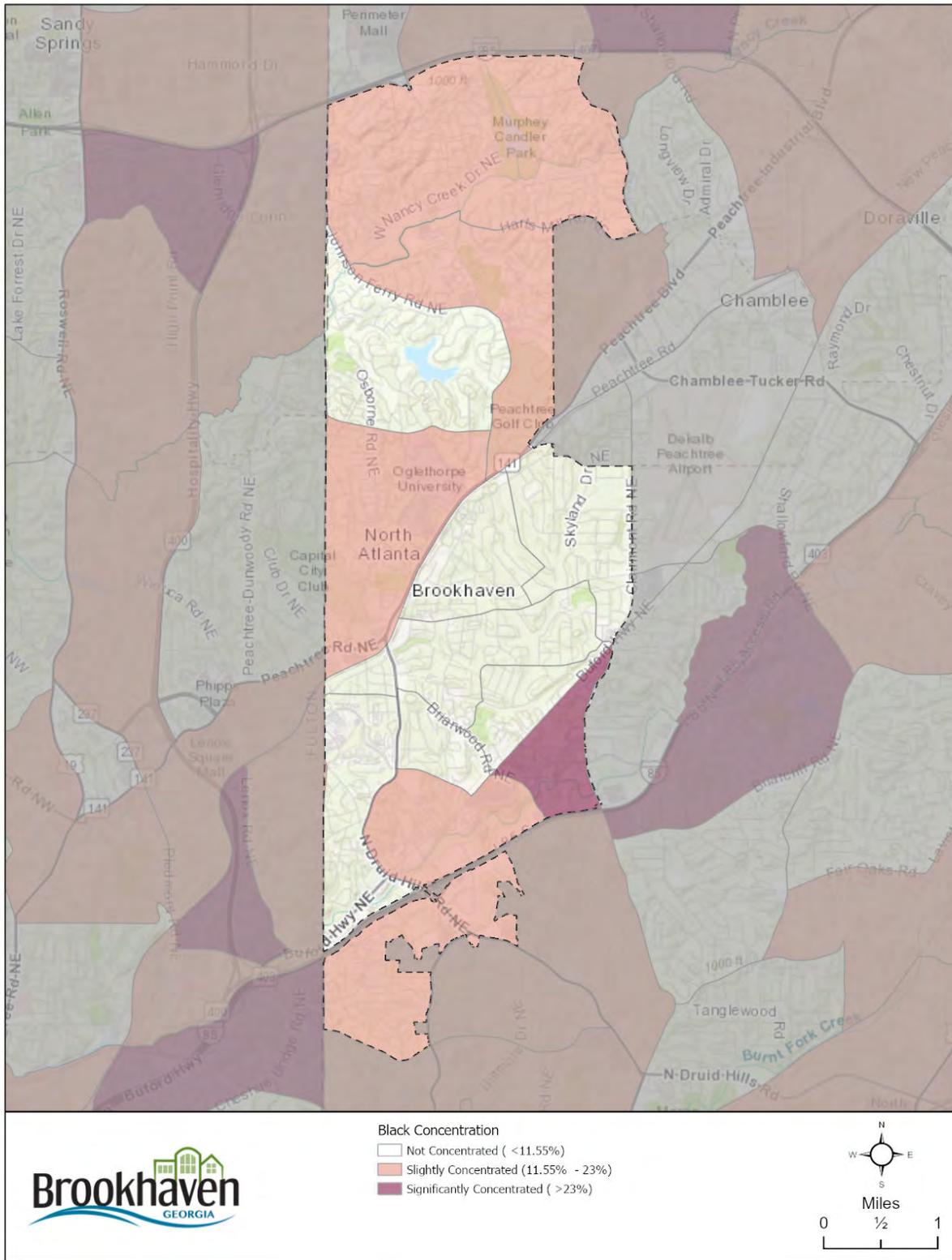


Figure 5: Concentration of Black Residents



What are the characteristics of the market in these areas/neighborhoods?

The areas along and around Buford Highway is a mix of residential, commercial and institutional uses. The area has a history of diverse residents and affordable housing options. Past planning efforts recognize the unique attributes of the area and efforts are underway to strengthen the corridor. Stakeholders indicated this area should be a central focus of the five-year Consolidated Plan and its action items. This area has all the necessary amenities to support surrounding neighborhoods including retail and eating establishments, social service agencies, and employment centers.

Are there any community assets in these areas/neighborhoods?

These areas have many community assets including schools, recreation facilities, parks and playgrounds, churches and neighborhood-based retail establishments. The area is a key employment center in the region.

Are there other strategic opportunities in any of these areas?

There is significant commercial and housing redevelopment opportunities in these areas. In addition, they are in close proximity to community assets, public transportation and recreational amenities that residents desire.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Access to high-speed internet is a growing need, and lack of high-speed internet disproportionately impacts low- and moderate-income households and neighborhoods. Approximately 40% of the in Brookhaven were built prior to 1980, when the only telecommunication connection was the typical two-wire home phone and coaxial cable TV lines. The in-home wiring was often limited to one or two wall boxes. Those two systems are limited in the amount of data capacity they can carry. Today, high-speed internet is delivered via fiber-optic, updated cable TV lines, DSL through existing phone lines, or fixed wireless receivers installed on exterior of the housing units.

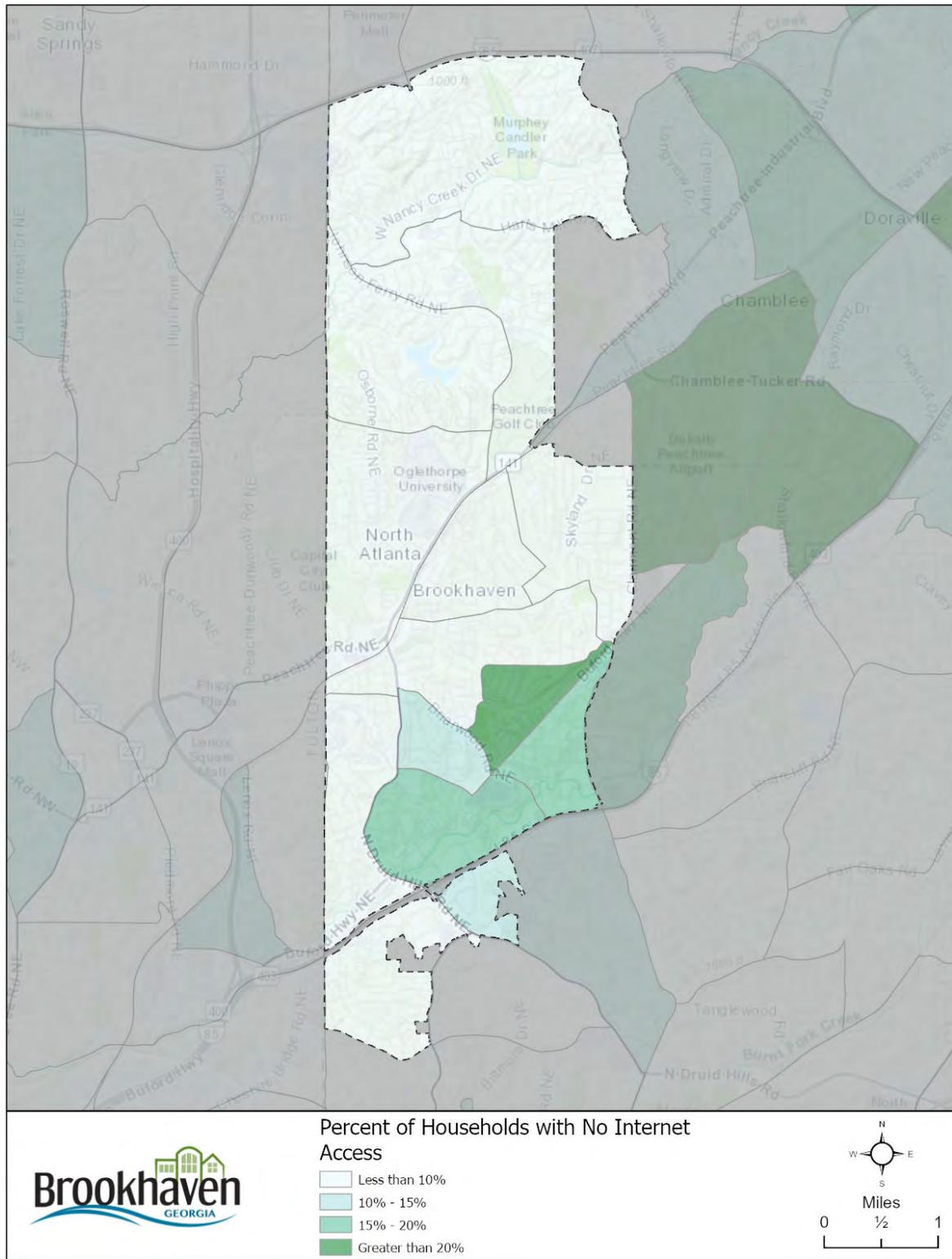
In lower-income neighborhoods with older housing stock, it is likely the internet or cable infrastructure has not been upgraded either at the poles, or within the homes. Most upgrades are completed when the communication companies see a demand for the service in a particular area, or when they are doing system-wide updates. In lower-income neighborhoods, the demand maybe perceived to be lower, because broadband subscriptions are expensive (see Internet Access Map on the following page).

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently, Brookhaven has six providers that offer residential broadband services. There are four fiber or cable high-speed internet providers that provide residential service. AT&T Fiber, XFINITY provides service with download speeds up to 1,000 Mbps, and Google Fiber provides download speeds up to 2,000 Mbps. There are two satellite internet providers that provide residential service. Viasat has download speeds of up to 100 Mbps, HughesNet has download speeds of up to 25 Mbps

It is unusual for a community to have this many high-speed internet providers. Increasing the number of internet providers within Brookhaven may marginally lower the monthly cost of high-speed internet. Providing monthly stipends and ensuring units are wired for high-speed internet will yield better results than increasing the number of providers.

Figure 6: Internet Connectivity



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

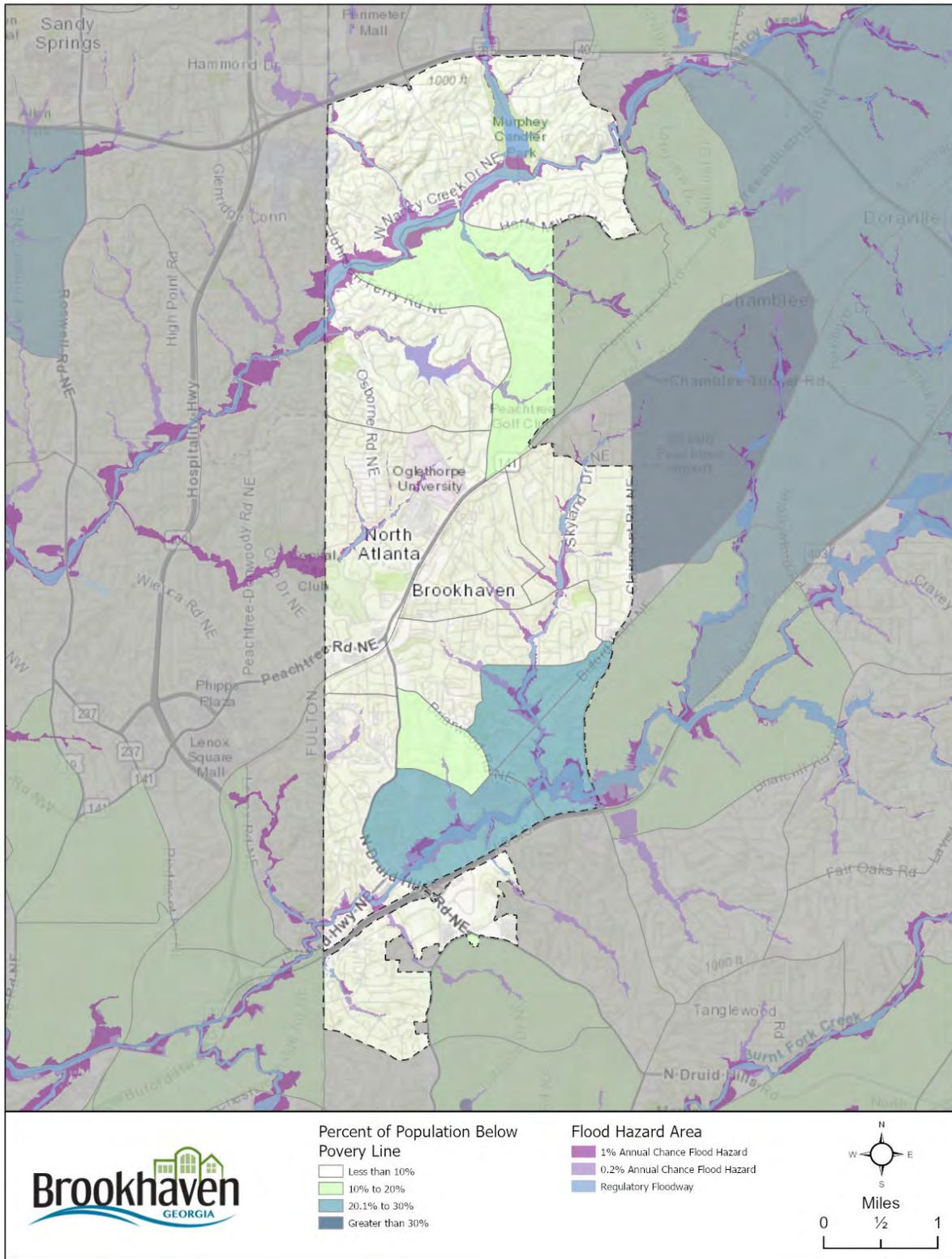
Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Like many cities, Brookhaven’s risk of loss of life or property may increase due to climate change patterns. The greatest natural hazard risks facing Brookhaven are the risks of life and property loss due to increased flooding events and increased intensity.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

A large concentration of low- and moderate-income residents live near or along Brookhaven’s Peach Tree Creek. The map on the next page illustrates the concentration of moderate-income residents compared to the 100-Year Floodplain. There is a high likelihood that many of the residents in these areas, particularly renter households, do not have flood insurance to repair or replace their real and/or personal property when the next flooding event occurs.

Figure 7: Environmental Hazards



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Brookhaven receives Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development. Those funds are used to improve housing, neighborhood, and employment conditions within the City, and more specifically, improving the lives of Brookhaven's low-and moderate-income residents.

The City undertook an extensive public engagement process to determine housing and community development needs of its residents. Based on the input from the focus groups, surveys, public meetings and stakeholder feedback. The needs can be classified into these five categories:

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

It's with an eye toward those identified needs that a series of goals and outcomes are presented within this plan that are designed to improve Brookhaven's low- and moderate-income neighborhoods and the living conditions of Brookhaven's residents.

Based on community input and data analysis, the following objectives and outcomes were identified:

Housing Needs

Within this category the following goals emerged:

- Preserve and increase the supply of quality, affordable housing
- Improve the quality of the existing rental housing stock
- Increase the homeownership rate, particularly for minority residents
- Reduce architectural barriers to gaining in place for seniors and those with mobility impairments
- Reduce environmental hazards such as lead-based paint, mold and asbestos
- Improve housing security through fair housing education and enforcement.

The housing related outcomes over the plan period will be:

- Increase the capacity of non-profit agencies to deliver housing services in Brookhaven, including housing counseling and fair housing education and enforcement.
- Improve up to 10 new low- and moderate-income rental units
- Improve up to 10 owner occupied units
- Identify up to 5 lots for future affordable housing development
- Create up to 10 lead-safe housing units

Homeless Needs

Homeless prevention is the key outcome of this category. Homeless prevention focuses on the activities and services that address the needs of the homeless population, or those residents at risk of being homeless. While the City of Brookhaven does not provide direct services to this population, Brookhaven will work with established partners to address the needs. The outcomes of this strategy are to reduce the number of unsheltered individuals and assist up to 100 persons with needed counseling, training, and housing assistance through non-profit partners.

Non-Homeless Special Needs

The key outcome is to serve populations in the community that might have special needs including seniors, mentally and physically disabled person, and individuals living with HIV/AIDs and their families. Persons with special needs often need advocacy and individualized training and skills building to help them be successful. The outcomes over the plan period will be public service activities to assist 100 persons.

Economic Development Needs

Within this category the key outcome is to increase the household income of Brookhaven's residents low- and moderate-income residents through wealth building activities such as workforce development initiatives, job training, job creation and public infrastructure improvements to support job creation. The economic development related outcomes are:

- Support workforce development training and counseling services to at least 300 residents.
- Support entrepreneurial and job creation efforts among Brookhaven's low and moderate residents.
- Improve access to jobs or job training among non-English speaking residents.

Community Development Needs

Within this category the following goals emerged: Improve neighborhood infrastructure and facilities; Reduce flooding in low-income neighborhoods; Improve mobility option through sidewalk and other non-motorized transportation enhancements; improve access to quality affordable childcare; and improve community safety.

The community development related outcomes are:

- Support the development of quality, affordable childcare and after school programs that serves 100 children.
- Upgrade the public infrastructure (lights and/or sidewalks) in at least one low and moderate neighborhood.
- Enhance the appearance of Buford Highway and the surrounding neighborhoods through targeted code enforcement activities.
- Improve neighborhood safety.

SP-10 Geographic Priorities – 91.215 (a)(1)

Table 50 - Geographic Priority Areas	
Area Name:	Buford Highway Corridor Target Area
Area Type:	Local Target Area
Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	87.97%
Revitalization Type:	Comprehensive
Other Revitalization Description:	
Identify the neighborhood boundaries for this target area.	The target area includes eight census block groups in southern Brookhaven along Buford Highway
Include specific housing and commercial characteristics of this target area.	The Buford Highway Corridor Target Area is primarily residential but contains neighborhood commercial and office uses. The area has a high concentration of Hispanic residents and the uses along the corridor reflect this diversity. The housing stock within the target area varies from single-family homes to larger apartment and mixed-use buildings.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Many stakeholders expressed the need to target housing and community development investments in the corridor and the surrounding neighborhoods.
Identify the needs in this target area.	<ul style="list-style-type: none"> • Increased supply of quality, affordable housing • Increased homeownership rate • Increased median household income • Reduced housing abandonment • Improved public infrastructure and facilities • Improved commercial corridors and business districts
What are the opportunities for improvement in this target area?	The target area has good proximity to jobs and amenities such as shopping, parks, schools and entertainment. The target area contains a significant number of apartments in need of renovation and improvements. In addition, there are committed and organized civic and non-profit partners focused on this area.
Are there barriers to improvement in this target area?	Property costs continue to rise in this area, which can impede affordable housing development efforts.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Targeting CDBG investment resources to this area support two purposes. First, the federal CDBG resources are limited and strategically investing in a limited geography increases the likelihood of sustained improvement and encourages coordination among program implementation partners.

Secondly, this is the area of need within Brookhaven. The need was clearly articulated during the public engagement process and the Census data confirm that sentiment. Focusing resources in this area will ensure those residents most in need will benefit from the targeted investment.

SP-25 Priority Needs - 91.215(a)(2)

Table 51 – Priority Needs Summary

Priority Need	Increase the supply of quality, affordable Housing
Priority Level	High
Population	Extremely Low-Income households Low-Income households Moderate-Income households Large Families Families with Children Elderly
Geographic Areas Affected	Buford Highway Corridor Target Area
Associated Goals	Housing Supply
Description	Increasing the supply of quality, affordable housing is a key need and strategic outcome of the plan. As described throughout this plan, the lack of quality affordable housing is a significant community concern.
Basis for Relative Priority	Census estimates indicate there is a need for additional housing units for households earning less than 30% AMI. In addition, throughout the community engagement process, housing quality and affordability were noted as top priorities.
Priority Need	Improved Childcare Access
Priority Level	High
Population	Extremely Low-Income households Low-Income households Moderate-Income households Large Families Families with Children
Geographic Areas Affected	Buford Highway Corridor Target Area City-wide
Associated Goals	Household Stability and Security
Description	Improved access to high-quality, affordable childcare and/or after school programming for low- and moderate-income residents is a high priority need and may allow additional parents to enter the workforce.
Basis for Relative Priority	Childcare is one of the largest barriers to employment, especially among low- and moderate-income families. Focus group and survey respondents indicated this is one of the highest needs in Brookhaven.

Priority Need	Increase Household Income
Priority Level	High
Population	Extremely Low-Income households Low-Income households Moderate-Income households
Geographic Areas Affected	Buford Highway Corridor Target Area City-wide
Associated Goals	Increase Median Household Income
Description	Increase household wealth through programs and activities such as workforce development and job training, improving access to local jobs for low-income residents, business assistance to create jobs, and programs to encourage entrepreneurship.
Basis for Relative Priority	Increasing the household income of low-and moderate residents is a high priority, particularly among minority residents. Focus group participants indicated efforts are needed to link low- and moderate-income residents with employment opportunities through job training and skills development, job creation, and improving transportation access.

Priority Need	Improve Overall Housing Quality
Priority Level	High
Population	Extremely Low-Income households Low-Income households Moderate-Income households Large Families Families with Children Elderly
Geographic Areas Affected	Buford Highway Corridor Target Area City-wide
Associated Goals	Housing Quality
Description	Increase the overall quality of Brookhaven’s housing stock through the renovation of existing structures or targeted code enforcement efforts.
Basis for Relative Priority	The improvement in the quality of Brookhaven’s rental housing was a significant need expressed during the community engagement process, especially apartments near or along Buford Highway.

Priority Need	Reduce Environmental Hazards
Priority Level	Low
Population	Extremely Low-Income households Low-Income households Moderate-Income households Large Families Families with Children Elderly
Geographic Areas Affected	City-Wide
Associated Goals	Reduce Environmental Hazards
Description	Increase the number of housing units that are lead-safe, or free from other hazards such as asbestos and mold. In addition, educate the community on lead-based paint hazards, and how to minimize the impacts in households with young children.
Basis for Relative Priority	There is a significant amount of housing that was constructed prior to 1980 that may contain lead-based paint, asbestos, or mold.
Priority Need	Improve Public Infrastructure
Priority Level	High
Population	Extremely Low-Income households Low-Income households Moderate-Income households
Geographic Areas Affected	Buford Highway Corridor Target Area City-wide
Associated Goals	Neighborhood Facility Improvements
Description	Improve the quality of Brookhaven’s public infrastructure such as sidewalks, street lighting, storm sewers and water infrastructure.
Basis for Relative Priority	The improvement in the quality of Brookhaven’s infrastructure was a significant need expressed during the community engagement process. Residents expressed the need for additional sidewalks, bike infrastructure, and flood mitigation efforts.

Priority Need	Homeless Needs
Priority Level	Low
Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
Geographic Areas Affected	City-Wide
Associated Goals	Homelessness Prevention
Description	Reduce the number of households experiencing homelessness or at risk of experiencing homelessness through programs and activities that help stabilize their living environments.
Basis for Relative Priority	These needs were identified through focus groups and online surveys.
Priority Need	Improve Neighborhood Public Facilities
Priority Level	Low
Population	Extremely Low-Income households Low-Income households Moderate-Income households
Geographic Areas Affected	Buford Highway Corridor Target Area City-wide
Associated Goals	Neighborhood Facilities Improvements
Description	Improve access and quality of recreation facilities, youth and senior centers, and civic institutions such as libraries and schools.
Basis for Relative Priority	Public engagement participants indicated a desire for improved schools and libraries within Brookhaven.

Priority Need	Neighborhood Business Districts
Priority Level	Low
Population	Extremely Low-Income households Low-Income households Moderate-Income households
Geographic Areas Affected	Buford Highway Corridor Target Area
Associated Goals	Neighborhood Business Districts
Description	Improve the appearance and infrastructure within neighborhood business districts to support economic development, job creation, and services that benefit low- and moderate-income residents.
Basis for Relative Priority	These needs were identified through focus groups, public meetings, and online surveys.
Priority Need	Non-Homeless Special Needs
Priority Level	High
Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	City-Wide
Associated Goals	Non-Homeless Special Needs Populations
Description	These are efforts to assist residents and their families within the community that have special needs such as frail elderly, cognitive and physically impaired, HIV/AIDS. Needs are met through counseling, assistance, advocacy and skill building.
Basis for Relative Priority	These needs were identified through focus groups, public meetings, and online surveys.

SP-30 Influence of Market Conditions – g1.215 (b)

Influence of Market Conditions

Table 52 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Brookhaven does not receive HOME funds and does not operate a TBRA program.
TBRA for Non-Homeless Special Needs	The City of Brookhaven does not receive HOME funds and does not operate a TBRA program.
New Unit Production	At this time Brookhaven does not intend to designate a CBDO to undertake new unit production
Rehabilitation	There is a market need to improve the quality of the rental housing within Brookhaven’s low- and moderate-income neighborhoods. Brookhaven intends to undertake rehabilitation activities during this five-year plan.
Acquisition, including preservation	The City may strategically acquire vacant units with the goal of stabilizing neighborhoods and preserving the affordability of existing housing units.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Brookhaven anticipates receiving approximately \$361,234 in PY2021 CBDG entitlement funds. In addition, the City will work with its partners to secure additional local, state, and federal resources to undertake the activities to achieve the goals and outcomes outlined in the Strategic Plan and Annual Action Plan. Those resources may include additional federal grants, state HOME funds, Low Income Housing Tax Credits, HUD insured financing, and various public grants.

Anticipated Resources

Table 53 - 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	Federal	Administration and planning Economic Development Housing Public Improvements Public Service	\$361,234	\$0.00	\$0.00	\$361,234	\$1,440,000	The City of Brookhaven anticipates receiving approximately \$360,000 annually over the remaining 4 years

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 will be aggressive in 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 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.

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 will aggressively seek outside funding to leverage the federal CDBG dollars over the next five years 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 54 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Salvation Army	Subrecipient	Homelessness Affordable housing Community development Public Services	City-wide
Latin American Association	Subrecipient	Community development Public services Economic Development	Buford Highway Corridor Target Area
Center for Pan Asian Community Services	Nonprofit	Community development Public services Economic Development	Buford Highway Corridor Target Area
Society of St. Vincent de Paul	Nonprofit	Homelessness Non-homeless special needs Public services	City-wide
Los Vecinos du Buford Highway	Nonprofit	Housing Services Community development Public services	Buford Highway Corridor Target Area
Peachtree Creek Greenway	Nonprofit	Community development	Buford Highway Corridor Target Area
Oglethorpe University	Nonprofit	Economic Development Community development	City-wide
Immigrant Hope Home	Nonprofit	Economic Development Non-homeless special needs	Buford Highway Corridor Target Area
Metro Fair Housing	Nonprofit	Housing Public services	City-wide
Housing Authority of DeKalb County	Public Agency	Homelessness Housing	City-wide
Skyland UMC	Nonprofit	Community development Public services	City-wide

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Cross Keys Sustainable Neighborhood Initiative	Nonprofit	Community Development Economic Development Housing	Buford Highway Corridor Target Area

Assess of Strengths and Gaps in the Institutional Delivery System

The Brookhaven Community Development Department (Department) is charged with planning, administering, and completion of the CDBG funded projects. The Department works closely with local partner agencies to undertake the many projects and priorities of the community that improve the lives of Brookhaven residents. While Brookhaven has not previously been a direct recipient of CDBG funding, staff have experience managing federal funds and assisting its non-profit partners to meet the goals and objectives of the Consolidated Plan and the CDBG program.

The strength of the current institutional delivery structure are the formal and informal relationships and the collaborative efforts within Brookhaven. Many of Brookhaven’s non-profit and institutional partners have been working directly with the community for decades. By working in cooperation with these agencies and community members, the task of meeting the needs of the City's residents is made more efficient and effective.

The main gap in the institutional delivery system is the lack of direct CDBG fund management by some of the agencies who will be responsible for undertaking the programs and activities that address the needs of the community. There will be a learning curve for a few agencies, which is to be expected.

The City will work with subrecipients to improve management by holding pre-award meetings and training with all grant recipients as well as continuing to monitor the agencies on at least an annual basis. Less formal technical assistance meetings will also provide opportunities for the City to work with agencies, subrecipients, and other organizations that will improve the institutional delivery structure.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 55 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system is coordinated through the DeKalb County CoC. The CoC member agencies regularly meet to assess system strengths and gaps. The various County agencies have a successful history of providing services that meet the needs of homeless individuals and families.

The coordinated entry system helps ensure the client is linked with the appropriate services, regardless of their method of entry into the system. CoC partner agencies utilize the HMIS system to aid in client tracking, reducing duplicative services and striving to meet the needs of homeless individuals. As described previously, the system prioritizes the housing first model in an effort to stabilize the client's housing situations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

A significant strength of the service delivery system is its county-wide approach and breadth of services. Regardless of where a family or individual is experiencing crisis, an agency can provide needed services. While nearly all services exist, not all are targeted toward homeless and special needs populations, particularly individuals with HIV/AIDS.

A major gap in the system is the over representation of Black individuals in the homeless system. Of the 366 homeless persons identified in the 2019 Point-In-Time county, 314 were Black. Black individuals comprise 85% of the homeless population in DeKalb County, despite being only 54% of the overall population. Efforts must be undertaken to lower this disparity gap.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City of Brookhaven will work more closely with the DeKalb County CoC to help address the gaps in the institutional structure and service delivery system. Particularly, Brookhaven will work closely with area nonprofit and faith-based organizations who directly serve the needs of these populations. Brookhaven staff will help identify gaps within the Brookhaven community and assist local agencies to maximize their impact and effectiveness.

SP-45 Goals Summary – 91.215(a)(4)

Table 56: Goal Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Housing Supply	2021	2025	Affordable Housing	LTA	Housing Needs	CDBG: \$300,000	Increase the capacity of non-profit agencies to deliver housing services in Brookhaven, including housing counseling and fair housing education and enforcement.
							Identify five (5) lots for future redevelopment
							Support affordable housing developers to create 50 new low- and moderate-income rental units
Housing Quality	2021	2025	Affordable Housing	City-wide	Housing Needs	CDBG: \$500,000	Improve 10 owner occupied units
				LTA	Housing Needs		Improve 10 rental units
							Improve 5 neighborhoods through targeted code enforcement efforts

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Household Stability and Security	2021	2025	Affordable Housing	LTA	Housing Needs	CDBG: \$50,000	Sponsor 10 fair housing education events Provide financial or homebuyer counseling services for 50 individuals
			Community Development	LTA	Community Development	CDBG: \$200,000	Develop or improve access to childcare for 100 families
			Economic Development	LTA	Economic Development	CDBG: \$50,000	Provide job training to at least 50 LTA low-income residents Create 10 living wage jobs within the LTA
				City-wide	Economic Development	CDBG: \$50,000	Provide job training to at least 100 Brookhaven residents
Reduce Environmental Hazards	2021	2025	Affordable Housing	City-wide	Housing Needs	CDBG: \$50,000	Create 10 lead-safe housing units
			Community Development	City-wide	Community Development	CDBG: \$100,000	Improve at least one neighborhood public facility through lead, mold or asbestos remediation.

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Neighborhood Facilities Improvements	2021	2025	Non-Housing Community Development	LTA	Neighborhood Development	CDBG: \$200,000	Improve pedestrian connections through a combination of sidewalk improvements, or other non-motorized enhancements.
							Improve neighborhood safety through street lighting enhancements
Neighborhood Business Districts	2021	2025	Non-Housing Community Development	LTA	Neighborhood Development	CDBG: \$100,000	Upgrade the public infrastructure (lights, sidewalks, streets) along the Buford Highway corridor.
Homelessness Prevention	2021	2025	Homeless	City-wide	Homeless Prevention	CDBG: \$100,000	Assist 100 individuals by supporting nonprofit partners in their homelessness prevention services, street outreach, counseling and other public services.
Non-Homeless Special Needs	2021	2025	Non-Homeless Special Needs	City-wide	Non-Homeless Special Needs	CDBG: \$100,000	Assist 100 individuals through counseling and outreach activities

Goals Summary Information

Goal Descriptions

Goal Name	Housing Supply
Goal Description	Housing Supply focuses on increasing the supply of quality, affordable housing within Brookhaven. Increasing the supply of quality affordable housing can be accomplished through the acquisition and renovation of vacant units or new construction.
Goal Name	Housing Quality
Goal Description	Housing Quality focuses on improving the quality of the existing occupied housing stock through rehabilitation, emergency repairs, removing physical barriers, or targeted code enforcement efforts.
Goal Name	Household Stability and Security
Goal Description	Home Stability and Security focuses on improving the non-physical attributes of housing in order to improve the lives of Brookhaven residents. This goal can be accomplished through improved access to childcare or after school programs, improved access to healthcare or nutrition, financial and homebuyer counseling or support, fair housing education and enforcement, or through assistance to purchase a home. When households have stable, secure living environments, they are better able to focus on other aspects of their lives.
Goal Name	Increase Median Household Income
Goal Description	This goal focuses on improving the economic lives of Brookhaven residents through wealth building activities such as workforce development initiatives, job training, and job creation
Goal Name	Reduce Environmental Hazards
Goal Description	Reduce Environmental Hazards focusing on the identification and remediation of environmental hazards which may include lead-based paint, mold, asbestos, or brownfields. This goal also includes educating families with young children about the hazards of lead-based paint and the proper cleaning techniques to reduce exposure and potential elevated blood lead levels in children under 6 years old.

Goal Name	Homelessness Prevention
Goal Description	Homelessness Prevention focuses on activities and services within Brookhaven that addresses the needs of the homeless population and related sub-populations. These activities and services may include emergency shelter operations, food and clothing programs, creating permanent supportive housing units, street outreach and substance abuse counseling.
Goal Name	Neighborhood Business Districts
Goal Description	Neighborhood Business Districts focuses on improving the appearance, buildings and infrastructure necessary to create an environment that encourages job creation, wealth building, and provides the necessary goods and services for Brookhaven’s neighborhoods.
Goal Name	Non-Homeless Special Needs
Goal Description	Non-Homeless Special Needs focuses on populations that have special needs such as seniors, mentally and physically disabled populations, HIV/AIDs persons and their families. Persons with special needs often require advocacy and individualize training and skills building to help them succeed.
Goal Name	Neighborhood Facilities Improvements
Goal Description	Improvements focuses on the improvement of publicly owned infrastructure and facilities in targeted low- and moderate-income neighborhoods. This activities may include street resurfacing, sidewalk improvements, public utility improvements, youth and senior centers, parks and playground upgrades, and increasing broadband access to low-and moderate-income neighborhoods.

Table 57: Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Extremely Low-Income - 20

Low-Income - 20

Moderate-Income - 10

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of DeKalb County is compliant with 504 regulations as required by HUD.

Activities to Increase Resident Involvements

Over the next five years, the Housing Authority’s goals include:

- Continue to collaborate with community and social service organizations to identify and implement programs that can promote self-sufficiency.
- Continue to provide or attract supportive services to improve the employability of recipients receiving assistance.
- Continue to provide or attract supportive services to increase the independence of the elderly or families with disabilities.
- Implement the HADC Section 3 Plan by providing employment and training opportunities to residents.
- Continue to provide or solicit workshop and training opportunities to residents for enhancing employability skills.
- Continue to provide or solicit employability opportunities to residents by enhancing job fairs and Section 3 contractors.
- Increase the number of Section 3 eligible persons employed by the HADC and HADC contractors.
- Increase the number of and percentage of employed persons in assisted families
- Continue to provide financial literacy counseling to program participants
- Continue to offer the homeownership program to program participants
- Increase the number of families who graduate from the HCV Program

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Focus group attendees, particularly the public housing authority and affordable housing agency representatives, were asked about institutional policies or practices that limited the development of affordable housing in Brookhaven. Most of the attendees felt the City of Brookhaven has done a good job attempting to eliminate barriers to affordable housing and residential investment. These efforts included amending the zoning code to require inclusionary zoning practices, allowing smaller lot development, and density bonuses.

The largest barriers for affordable housing and residential investment is the funding gap to cover the relatively high cost land in Brookhaven, along with increasing costs of construction materials. Additionally, the fair market rental rates are higher than the Housing Choice Voucher subsidy amounts. This results in landlords being less willing to accept vouchers, and families paying more out of pocket than if they lived in lower cost areas.

Additional barriers to affordable and fair housing include:

- Lack of awareness of Fair Housing laws among Brookhaven residents;
- Lack of Fair Housing enforcement efforts

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Brookhaven is committed to removing policy barriers to affordable housing. The City routinely reviews its development policies and ordinances to evaluate if they place an undue burden on affordable housing development. The City recently convened an Affordable Housing Task Force which recommended a number of policy changes to increase affordable housing development in Brookhaven.

The City and its partners will continue to aggressively seek external funding to create additional affordable housing opportunities. This includes other federal and state resources such as LIHTC, Lead-hazard reduction funding, Federal Home Loan Bank grants, and other opportunities as they arise. Local incentives like TIF proceeds and property tax exemption may be used to financially assist affordable housing developments.

Additionally, the City will continue to enforce its Fair Housing laws and educate residents regarding affordable housing needs in Brookhaven. This includes outreach and education programming at community events throughout the year. The City is committed to ensuring all residents have fair access to quality, affordable housing in Brookhaven.

SP-60 Homelessness Strategy – 91.215(d)

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

The City supports its nonprofit and faith-based community partners to coordinate outreach efforts to the unsheltered homeless population. This includes efforts by the Salvation Army through its day shelter and efforts by the Brookhaven police department. Unsheltered homeless residents are connected to the necessary shelter, clothing and food resources within the community.

Addressing the emergency and transitional housing needs of homeless persons

The City supports its nonprofit and faith-based community partners to coordinate outreach efforts to the unsheltered homeless population. This includes efforts by the Salvation Army through its day shelter and efforts by the Brookhaven police department. Homeless residents are connected to the appropriate housing through the DeKalb County coordinated entry system.

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 supports its nonprofit and faith-based community partners to coordinate outreach efforts to the homeless population. This includes efforts by the Salvation Army through its day shelter and efforts by the Brookhaven police department. Homeless residents are connected to the appropriate housing through the DeKalb County coordinated entry system.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City supports its nonprofit and faith-based partners to assist and connect low-income residents from becoming homeless. Local agencies have identified the need for life skills and job training so that clients can avoid a housing crisis in the future

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Much of Brookhaven’s older housing stock is located in low-and moderate-income areas, and with nearly 40% of the rental housing constructed prior to 1979, the presence of lead-based paint hazards is a concern. Increasing the supply of lead-safe rental housing is a priority.

The City of Brookhaven will undertake a multi-prong approach to addressing LBP hazards and increasing access to lead-free housing. First, Brookhaven will support housing service agencies who offer lead-based paint awareness training and those who offer family counseling programs access to lead-based paint awareness materials.

Secondly, Brookhaven will partner with housing agencies and property owners to reduce or eliminate lead-based paint hazards in housing that is likely to be occupied by families with young children. Partnerships may in the form of grants, loans or technical assistance.

Lastly, Brookhaven will ensure that all housing units that utilize CDBG funding are renovated in accordance with all applicable HUD and EPA lead-based paint regulations.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions above are intended to address lead hazards among the most susceptible population, which is low- and moderate-income families with young children living in older homes. Local housing service agencies have existing relationships with this population and are in the best position to identify families in need.

Additionally, lead-based paint remediation can be expensive. Financial incentives may be necessary to ensure lead-based hazards are permanently eliminated, rather than simply managed.

How are the actions listed above integrated into housing policies and procedures?

Brookhaven will ensure all rehabilitation specifications and contracts or agreements for renovation assistance include information and requirements to address lead-based paint hazards. This includes rehabilitation activities and any homebuyer or mortgage assistance programs.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Brookhaven’s vision is:

“Brookhaven will be nationally recognized as a beautiful community where multiple generations can live in safety, flourish in business, and succeed in a historic, sustainable environment with exceptional education and transportation options.”

The City is committed to the success of all residents and families. To that end, Brookhaven has recently undertaken two initiatives aimed at addressing the needs of Brookhaven’s low- and moderate-income families. In 2017, the City of Brookhaven established the Affordable Housing Task Force to address growing concerns regarding the affordability of housing within the area. The Task Force was designed to identify and recommend to the City Council any legislation policies, or additional appropriate actions, that would support and enhance the creation of affordable housing options within the City of Brookhaven. The Task Force members are committed to provide expertise and present recommendations that address the challenges of housing affordability while simultaneously embracing quality housing mechanisms.

The Brookhaven Social Justice, Race, and Equity Commissions (SJREC) was formed on September 22, 2020 by a resolution passed unanimously by City Council. The commission will review the City’s Vision and Mission Statement and Charter, policies and procedures, public engagement and communication outreach, and the Brookhaven Police Department’s continuum use of force policy, oversight and accountability to identify, evaluate and report potential recommendations to City Council. The commissions’ 37 members include representatives from the various faith, education and business communities, all ages from youth to seniors, and Brookhaven Character Area geographic locations.

Brookhaven will continue to support local nonprofit and faith-based agencies whose missions align with equity, inclusion and improving the lives of low-income residents. This includes increasing access to low-cost childcare, providing workforce training and development opportunities, and emergency financial assistance to reduce the likelihood of families experiencing a housing crisis. The City will work to link families in need with the appropriate agencies and necessary resources to reduce the number poverty level families. Brookhaven will continue to periodically review its policies and procedures to reduce any unintentional negative impacts on poverty-level families.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Brookhaven will use CDBG funds in two ways: Through directly funding and implementing projects, and through subrecipient agreements. These programs will be monitored regularly for meeting goals and objectives but also for expenditures. These regular reviews ensure compliance with CDBG rules but also with goals and objectives and keep programs on track to spend funds in a timely fashion.

Directly funded projects will be monitored on a regular basis.

Public facility improvement projects will be evaluated weekly during the construction season. The projects are typically determined during the winter / spring of each year, but the weekly payroll review and invoice evaluation that are submitted and reviewed provide information on progress towards the goals of the project.

Subrecipients As a Community Development Block Grant program entitlement recipient, the City of Brookhaven has developed standards and procedures for monitoring activities and contract compliance. The City has established several procedures for improving subrecipient management and monitoring.

- A pre-application meeting for all potential subrecipients is held annually so that expectations and requirements are discussed in advance of program applications. Each agency selected to receive funds from the City of Brookhaven as a subrecipient must attend a mandatory training to learn about CDBG requirements.
- All subrecipients will have an on-site monitoring visit during the first program year of participation and then at least every other year as determined by an agency risk review.
- The Community Development staff works closely with the staff and administration of all of subrecipients to ensure compliance with federal requirements and to gather accurate and meaningful information about their projects and beneficiaries. This is accomplished via conversation and email but also formally through the monthly reports submitted with request for payment for services.

For projects in which properties are assisted with CDBG funds, additional monitoring and affordability periods apply. This process is secured by the recording of a mortgage outlining the affordability period and beneficiary requirements. By recording this information, the City of Brookhaven is notified if any action is taken by the property owner that might impact the title such as a refinancing or sale of property. This notification allows the City to ensure continued affordability of the property in accordance with the terms of the mortgage.

If an owner-occupant vacates the assisted residence, an income-qualified buyer must assume the remainder of the mortgage term or the owner must pay the City the remaining balance of the funds invested, less any forgivable portion. This allows the City to accomplish its goal of affordable housing.

For rental projects, an annual rent roll is submitted to ensure occupancy and compliance with beneficiary requirements. An onsite visit is also conducted annually to ensure that the units are safe and sanitary. Each building is inspected by a code enforcement officer during the program year to ensure compliance with building property maintenance codes.

2021 Annual Action Plan

2021 Expected Resources

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

Introduction

The City of Brookhaven anticipates receiving approximately \$361,234 in PY2021 CBDG entitlement funds. In addition, the City will work with its partners to secure additional local, state, and federal resources to undertake the activities to achieve the goals and outcomes outlined in the Strategic Plan and Annual Action Plan. Those resources may include additional federal grants, state HOME funds, Low Income Housing Tax Credits, HUD insured financing, and various public grants.

Table 58 - Expected Resources – Priority Table

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	Federal	Administration and planning Acquisition Economic Development Housing Public Improvements Public Service	\$361,234	\$0.00	\$0.00	\$361,234	\$1,440,000	The City of Brookhaven anticipates receiving approximately \$360,000 annually over the remaining 4 years

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 will be aggressive in 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 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.

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 will aggressively seek outside funding to leverage the federal CDBG dollars over the next five years 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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Housing Supply	2021	2025	Affordable Housing	LTA	Housing Needs	CDBG: \$300,000	Increase the capacity of non-profit agencies to deliver housing services in Brookhaven, including housing counseling and fair housing education and enforcement.
							Identify five (5) lots for future redevelopment
							Support affordable housing developers to create 50 new low- and moderate-income rental units
Housing Quality	2021	2025	Affordable Housing	City-wide	Housing Needs	CDBG: \$500,000	Improve 10 owner occupied units
				LTA	Housing Needs		Improve 10 rental units
							Improve 5 neighborhoods through targeted code enforcement efforts

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Household Stability and Security	2021	2025	Affordable Housing	LTA	Housing Needs	CDBG: \$50,000	Sponsor 10 fair housing education events Provide financial or homebuyer counseling services for 50 individuals
			Community Development	LTA	Community Development	CDBG: \$200,000	Develop or improve access to childcare for 100 families
			Economic Development	LTA	Economic Development	CDBG: \$50,000	Provide job training to at least 50 LTA low-income residents Create 10 living wage jobs within the LTA
				City-wide	Economic Development	CDBG: \$50,000	Provide job training to at least 100 Brookhaven residents
Reduce Environmental Hazards	2021	2025	Affordable Housing	City-wide	Housing Needs	CDBG: \$50,000	Create 10 lead-safe housing units
			Community Development	City-wide	Community Development	CDBG: \$100,000	Improve at least one neighborhood public facility through lead, mold or asbestos remediation.

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Neighborhood Facilities Improvements	2021	2025	Non-Housing Community Development	LTA	Neighborhood Development	CDBG: \$200,000	Improve pedestrian connections through a combination of sidewalk improvements, or other non-motorized enhancements.
							Improve neighborhood safety through street lighting enhancements
Neighborhood Business Districts	2021	2025	Non-Housing Community Development	LTA	Neighborhood Development	CDBG: \$100,000	Upgrade the public infrastructure (lights, sidewalks, streets) along the Buford Highway corridor.
Homelessness Prevention	2021	2025	Homeless	City-wide	Homeless Prevention	CDBG: \$100,000	Assist 100 individuals by supporting nonprofit partners in their homelessness prevention services, street outreach, counseling and other public services.
Non-Homeless Special Needs	2021	2025	Non-Homeless Special Needs	City-wide	Non-Homeless Special Needs	CDBG: \$100,000	Assist 100 individuals through counseling and outreach activities

Table 59 – Goals Summary

Goal Descriptions

Goal Name	Housing Supply
Goal Description	Housing Supply focuses on increasing the supply of quality, affordable housing within Brookhaven. Increasing the supply of quality affordable housing can be accomplished through the acquisition and renovation of vacant units or new construction.
Goal Name	Housing Quality
Goal Description	Housing Quality focuses on improving the quality of the existing occupied housing stock through rehabilitation, emergency repairs, removing physical barriers, or targeted code enforcement efforts.
Goal Name	Household Stability and Security
Goal Description	Home Stability and Security focuses on improving the non-physical attributes of housing in order to improve the lives of Brookhaven residents. This goal can be accomplished through improved access to childcare or after school programs, improved access to healthcare or nutrition, financial and homebuyer counseling or support, fair housing education and enforcement, or through assistance to purchase a home. When households have stable, secure living environments, they are better able to focus on other aspects of their lives.
Goal Name	Increase Median Household Income
Goal Description	This goal focuses on improving the economic lives of Brookhaven residents through wealth building activities such as workforce development initiatives, job training, and job creation
Goal Name	Reduce Environmental Hazards
Goal Description	Reduce Environmental Hazards focusing on the identification and remediation of environmental hazards which may include lead-based paint, mold, asbestos, or brownfields. This goal also includes educating families with young children about the hazards of lead-based paint and the proper cleaning techniques to reduce exposure and potential elevated blood lead levels in children under 6 years old.
Goal Name	Homelessness Prevention
Goal Description	Homelessness Prevention focuses on activities and services within Brookhaven that addresses the needs of the homeless population and related sub-populations. These activities and services may include emergency shelter operations, food and clothing programs, creating permanent supportive housing units, street outreach and substance abuse counseling.

Goal Name Neighborhood Business Districts

Goal Description Neighborhood Business Districts focuses on improving the appearance, buildings and infrastructure necessary to create an environment that encourages job creation, wealth building, and provides the necessary goods and services for Brookhaven’s neighborhoods.

Goal Name Non-Homeless Special Needs

Goal Description Non-Homeless Special Needs focuses on populations that have special needs such as seniors, mentally and physically disabled populations, HIV/AIDs persons and their families. Persons with special needs often require advocacy and individualize training and skills building to help them succeed.

Goal Name Neighborhood Facilities Improvements

Goal Description Improvements focuses on the improvement of publicly owned infrastructure and facilities in targeted low- and moderate-income neighborhoods. This activities may include street resurfacing, sidewalk improvements, public utility improvements, youth and senior centers, parks and playground upgrades, and increasing broadband access to low-and moderate-income neighborhoods.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Brookhaven, along with its community partners, will undertake a series of programs and activities to achieve the goals and outcomes that result in stable neighborhoods and vibrant communities.

Projects

#	Project Name
	Administrative and Planning
	Fair Housing Services
	Workforce and Entrepreneurial Development
	Neighborhood Safety
	Family Stability Services
	ADA Sidewalk Improvements
	Neighborhood Facilities Improvements
	Residential Rehabilitation
	Targeted Code Enforcement

Table 60 – Project Information

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

The biggest obstacles to addressing underserved needs are scarce financial resources. Targeting the resources to the Buford Highway area and surrounding neighborhoods will ensure the resources are spent in areas that benefit low- and moderate-income residents.

AP-38 Project Summary

Project Summary Information

Project Name	Administrative and Planning
Target Area	City-wide Buford Highway Corridor Target Area
Goals Supported	Housing Supply Housing Quality Household Stability and Security Increase Median Household Income Reduce Environmental Hazards Homelessness Prevention Neighborhood Business Districts Non-Homeless Special Needs Neighborhood Facilities Improvements
Needs Addressed	Housing Needs Homeless Needs Non-Homeless Special Needs Economic Development Neighborhood Development Needs
Funding	CDBG: \$72,246.80
Description	Funds to pay for planning and administering projects and activities for the CDBG program
Target Date	6/30/2022
Proposed Beneficiaries	These funds will indirectly assist all clients and beneficiaries by allowing for management of the CDBG program
Location Description	City-wide
Planned Activities	Funds will be used to oversee the CDBG program and ensure compliance with all federal rules and regulations.

Project Name	Fair Housing Services
Target Area	City-wide Buford Highway Corridor Target Area
Goals Supported	Household Stability and Security
Needs Addressed	Improve Overall Housing Quality
Funding	CDBG: \$5,000.00
Description	Funds will be used to undertake fair housing education and enforcement activities.
Target Date	6/30/2022
Proposed Beneficiaries	The program may benefit up to 50 families.
Location Description	The activities will occur city-wide.
Planned Activities	Funds will be used to undertake fair housing education and enforcement activities. Activities may include literature distribution, education, or testing.
Project Name	Workforce and Entrepreneurial Development
Target Area	City-wide Buford Highway Corridor Target Area
Goals Supported	Increase Median Household Income
Needs Addressed	Economic Development
Funding	CDBG: \$10,000
Description	Programs and activities to support unemployed and underemployed residents gain necessary skills to enter the workforce or start businesses.
Target Date	6/30/2022
Proposed Beneficiaries	Up to 50 low- and moderate-income residents may benefit from this program.

Location Description	TBD
Planned Activities	Programs and activities to support unemployed and underemployed residents gain necessary skills to enter the workforce or start businesses.

Project Name	Neighborhood Safety
Target Area	Buford Highway Corridor Target Area
Goals Supported	Household Stability and Security
Needs Addressed	Neighborhood Development Needs
Funding	CDBG: \$5,000
Description	Programs and activities to promote neighborhood safety.
Target Date	6/30/2022
Proposed Beneficiaries	Programs and activities will benefit up to 100 persons.
Location Description	Buford Highway Corridor Target Area
Planned Activities	Programs and activities may include neighborhood capacity building, safety enhancements or education and outreach.

Project Name	ADA Sidewalk Improvements
Target Area	Buford Highway Corridor Target Area
Goals Supported	Neighborhood Facilities Improvements
Needs Addressed	Neighborhood Development Needs
Funding	CDBG: \$50,000
Description	Sidewalk improvements to increase access for those with mobility impairments.

Target Date	6/30/2022
Proposed Beneficiaries	Up to 1,000 residents will benefit from the program
Location Description	Sidewalks with the Buford Highway Corridor Target Area
Planned Activities	Sidewalk reconstruction and ADA compliant curb ramps.

Project Name	Neighborhood Facility Improvements
Target Area	Buford Highway Corridor Target Area
Goals Supported	Neighborhood Facilities Improvements
Needs Addressed	Neighborhood Development Needs
Funding	CDBG: \$59,802
Description	Improvements to publicly accessible neighborhood facilities such as parks, recreation centers or non-profit facilities.
Target Date	6/30/2022
Proposed Beneficiaries	Approximately 100 low-and moderate-income residents will be assisted by this program.
Location Description	Buford Highway Corridor Target Area
Planned Activities	Activities may include new construction, facility reconstruction or remodeling, ADA accessibility improvements, environmental hazard reductions, or other physical improvements.

Project Name	Residential Rehabilitation
Target Area	City-wide Buford Highway Corridor Target Area
Goals Supported	Housing Quality

Needs Addressed	Housing Needs
Funding	CDBG: \$115,000
Description	Funds to support the renovation and improvement of existing housing units.
Target Date	6/30/2022
Proposed Beneficiaries	The project may benefit up to 10 households.
Location Description	City-wide
Planned Activities	Activities may include emergency repairs, accessibility improvements, and minor or major rehabilitation of existing housing units.

Project Name	Targeted Code Enforcement
Target Area	Buford Highway Corridor Target Area
Goals Supported	Housing Quality
Needs Addressed	Housing Needs
Funding	CDBG: \$10,000
Description	Targeted code enforcement activities within and around the Buford Highway Corridor Target Area.
Target Date	6/30/2022
Proposed Beneficiaries	Activities will benefit up to 100 persons.
Location Description	Buford Highway Corridor Target Area
Planned Activities	Building and property code enforcement activities to improve the safety and quality of structures and neighborhoods in and around the Buford Highway Corridor Target Area.

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.

Table 61 - Geographic Distribution

Target Area	Percentage of Funds
Buford Highway Corridor Target Area	75%

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 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 10 housing units through a residential renovation program and by partnering with other housing development organizations who are committed to improving Brookhaven’s neighborhoods.

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	50
Special-Needs	50
Total	150

Table 63 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

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 housing programs and partnerships, the City estimates that 10 housing units will be improved.

AP-6o 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. Over the years, the PHA has transitioned away from traditional public housing and converted 498 formerly public housing units in Brookhaven into approximately 325 project-based units. Additionally, the PHA manages approximately 5,951 Housing Choice Vouchers throughout DeKalb County. There is a need for housing that serves households earning below 30% AMI, and the Housing Authority helps fill that gap, though the need is still great.

Actions planned during the next year to address the needs to public housing

The City of Brookhaven and the PHA have a good working relationship and are both committed to addressing the needs of Brookhaven's low-income residents. The PHA continues to work under its HUD approved 5-year plan, which includes possibly partnering with nonprofit agencies to expand or develop new housing units within the County.

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

The PHA continues to encourage its residents to participate in established resident councils and the resident advisory boards. The Authority continues to promote homeownership among its residents. Currently, 44 residents participate in the Section 8 Homeownership Program.

All residents are encouraged to participate in the Family Self Sufficiency program, and currently over 300 residents are actively involved.

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

N/A

Discussion

The City of Brookhaven and the PHA will continue to partner to improve the lives of Brookhaven residents and provide additional affordable housing units throughout the City.

AP-65 Homeless and Other Special Needs Activities – g1.220(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 the individuals and link them with social service providers and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 link homeless families with shelter through the CoC coordinated entry system.

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 CoC partner agencies to link homeless families find and obtain appropriate permanent housing within DeKalb County.

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 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. The City will coordinate its efforts with the CoC to ensure those individuals being discharged from Brookhaven facilities are connected with the appropriate housing resources.

Discussion

The City the Brookhaven will support public agencies with CDBG funds to reduce the effects of homelessness and transition homeless individuals into permeant supportive housing. Staff will 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 previous discussed, the City has made great strides in that effort. Moving forward, the City will:

- 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 – g1.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Closing the development cost gap is the biggest obstacle to providing new or renovating vacant housing units. To that end the City will:

- Partner with area agencies and affordable housing developers to create additional affordable housing opportunities.
- Seek additional housing resources such as LIHTC, and state or county HOME funds.

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

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 to 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 fund workforce development and employment training programs. These activities 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.

An identified gap in the institutional structure is the efficient and complete dissemination of information to the public about programs, activities and opportunities. The City and its partners will improve the 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.

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

The City will continue to improve its coordinate 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.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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:	\$0.00
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:	\$0.00
3. The amount of surplus funds from urban renewal settlements:	\$0.00
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:	\$0.00
5. The amount of income from float-funded activities:	\$0.00
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities:	\$0.00
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income:	80%

Appendix

Agencies Consulted

Survey Results

Agency Consultation

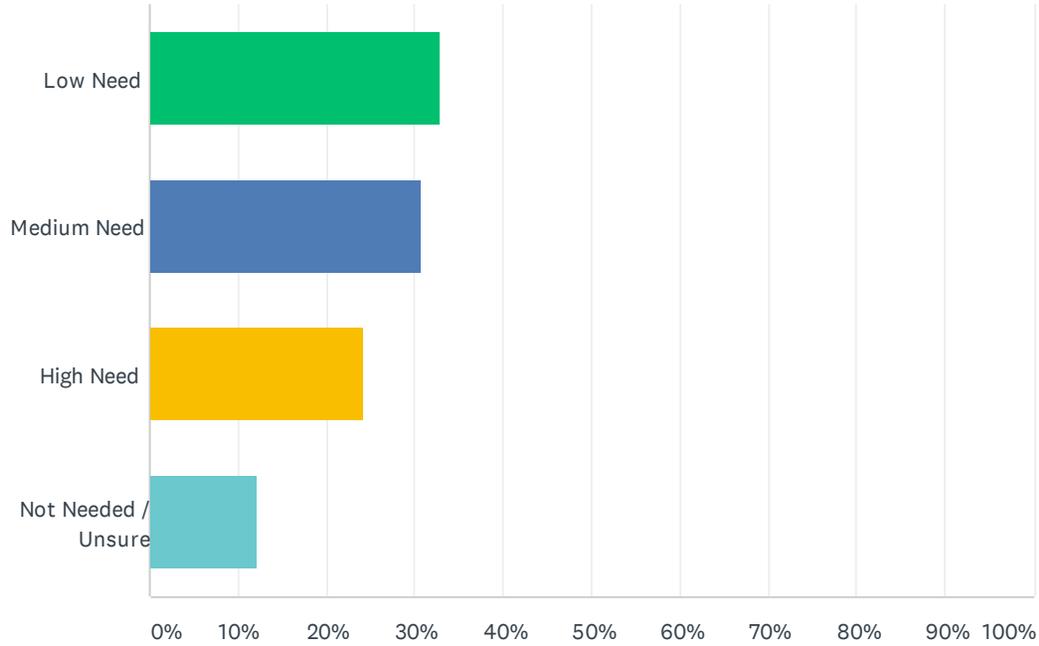
Organization	Organization Type	Section Plan Addressed	Method of Consultation
The Salvation Army	Services - Children Services - Homeless Services - Housing	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs	Agency is on the email distribution list and attended the Tuesday, February 16 and Thursday, February 18, 2021 focus groups
Oglethorpe University	Education	Housing Needs Assessment Non-Housing Community Development Economic Development	Agency is on the email distribution list and attended the Thursday February 18, 2021 focus group
Peachtree Creek Greenway	Non-Profit Agency	Economic Development Non-Housing Community Development	Agency is on the email distribution list and attended the Thursday February 18, 2021 focus group
Immigrant Hope	Non-Profit Agency Services - Legal	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs	Agency is on the email distribution list and attended the Thursday February 18, 2021 focus group
DeKalb County Schools	Education	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs	Agency is on the email distribution list and attended the Tuesday, February 16, 2021 focus group
Statewide Independent Living Council of Georgia	Services - Persons with Disabilities Services - Housing	Housing Needs Assessment Non-Homeless Special Needs	Agency is on the email distribution list and attended the Tuesday, February 16, 2021 focus group

Organization	Organization Type	Section Plan Addressed	Method of Consultation
Center for Pan Asian Community Services	Non-Profit Agency Services - Legal	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs	Agency is on the email distribution list and attended the Monday, February 15, 2021 focus group
Society of St. Vincent de Paul	Services - Children Services - Homeless Services - Housing	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs	Agency is on the email distribution list and attended the Monday, February 15, 2021 focus group
Skyland United Methodist Church	Non-Profit Agency	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs	Agency is on the email distribution list and attended the Monday, February 15, 2021 focus group
Latin American Association	Non-Profit Agency Services - Legal	Housing Needs Assessment Non-Housing Community Development Economic Development	Agency is on the email distribution list and was interviewed on Thursday, February 25, 2021
DeKalb County Housing Authority	Public Housing Authority	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs	Agency is on the email distribution list and was interviewed on Thursday, February 25, 2021
City of Brookhaven / Elected Officials	Local Government	All Sections	Individual interviews were conducted Brookhaven's elected officials

Organization	Organization Type	Section Plan Addressed	Method of Consultation
City of Brookhaven / Community Development	Local Government	All Sections	Brookhaven Community Development staff assisted in the preparation of the Consolidated Plan
City of Brookhaven / Economic Development	Local Government	Economic Development Non-Housing Community Development	Brookhaven Economic Development staff assisted in the preparation of the Strategic Plan goals and outcomes
City of Brookhaven / Public Works	Local Government	Non-Housing Community Development	Brookhaven Public Works staff assisted in the preparation of the Strategic Plan goals and outcomes
DeKalb County Continuum of Care	Local Continuum of Care	Homeless Needs	Agency is on the email distribution list and phone interviews were conducted, and current and prior plans were reviewed to ensure coordination with the Continuum's goals and policies

Q1 What is the need for improved accessibility to community centers/neighborhood facilities, health facilities, parks and recreational facilities and public buildings?

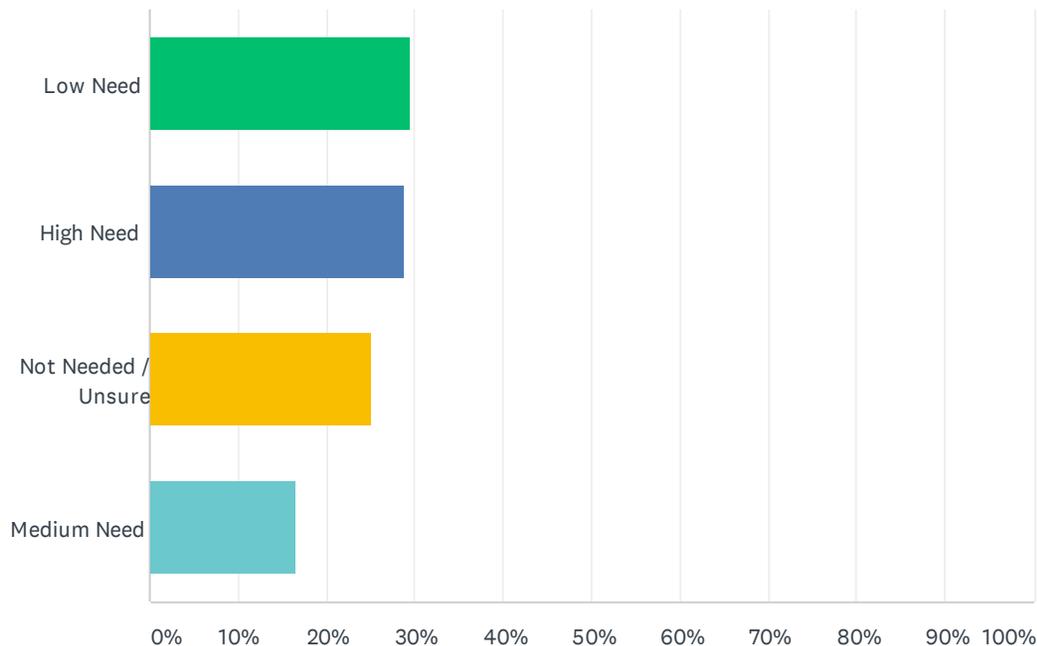
Answered: 470 Skipped: 9



ANSWER CHOICES	RESPONSES	
Low Need	32.77%	154
Medium Need	30.85%	145
High Need	24.26%	114
Not Needed / Unsure	12.13%	57
TOTAL		470

Q2 What is the need for affordable rental housing?

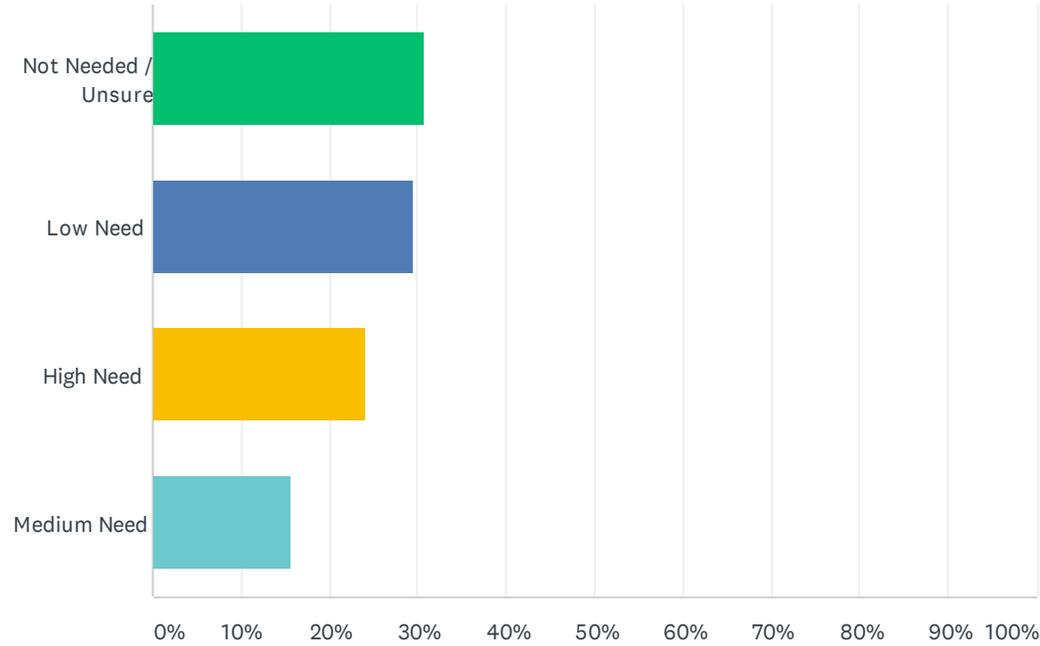
Answered: 467 Skipped: 12



ANSWER CHOICES	RESPONSES	
Low Need	29.55%	138
High Need	28.91%	135
Not Needed / Unsure	25.05%	117
Medium Need	16.49%	77
TOTAL		467

Q3 What is the need for a rental assistance program for low-income households?

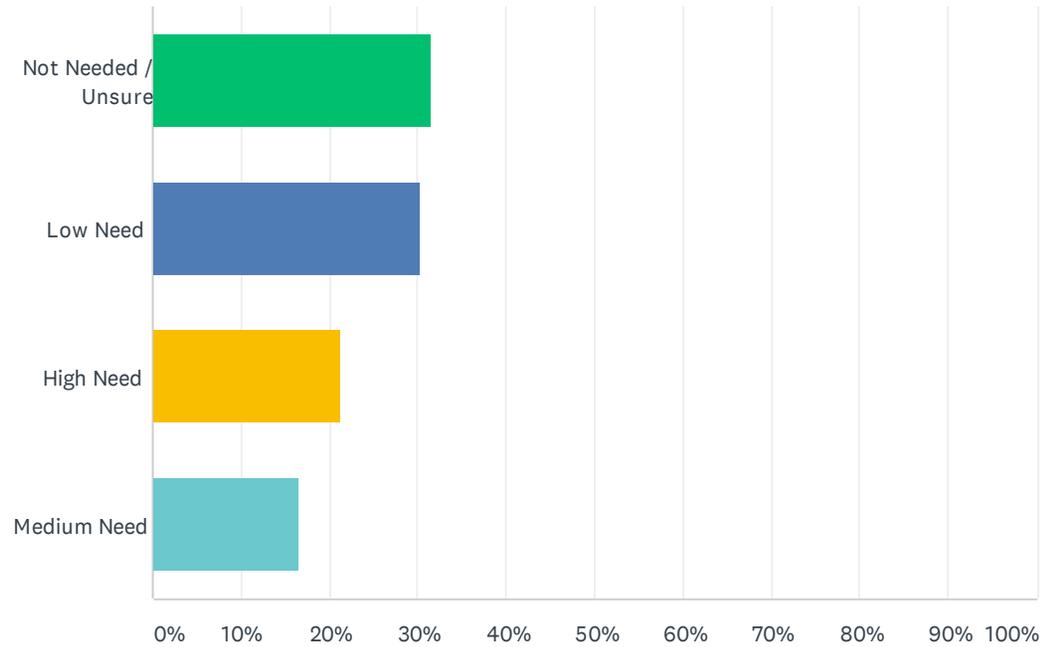
Answered: 468 Skipped: 11



ANSWER CHOICES	RESPONSES	
Not Needed / Unsure	30.77%	144
Low Need	29.49%	138
High Need	24.15%	113
Medium Need	15.60%	73
TOTAL		468

Q4 What is the need for purchase assistance or housing counseling for low-income homebuyers?

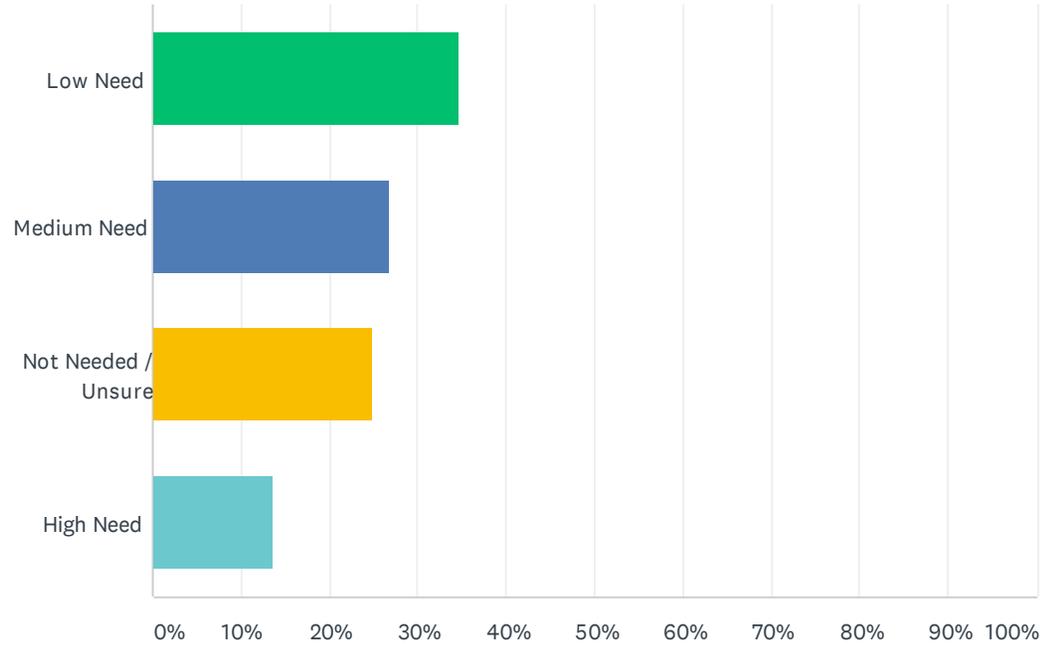
Answered: 464 Skipped: 15



ANSWER CHOICES	RESPONSES
Not Needed / Unsure	31.68% 147
Low Need	30.39% 141
High Need	21.34% 99
Medium Need	16.59% 77
TOTAL	464

Q5 What is the need to improve the quality of Brookhaven's housing?

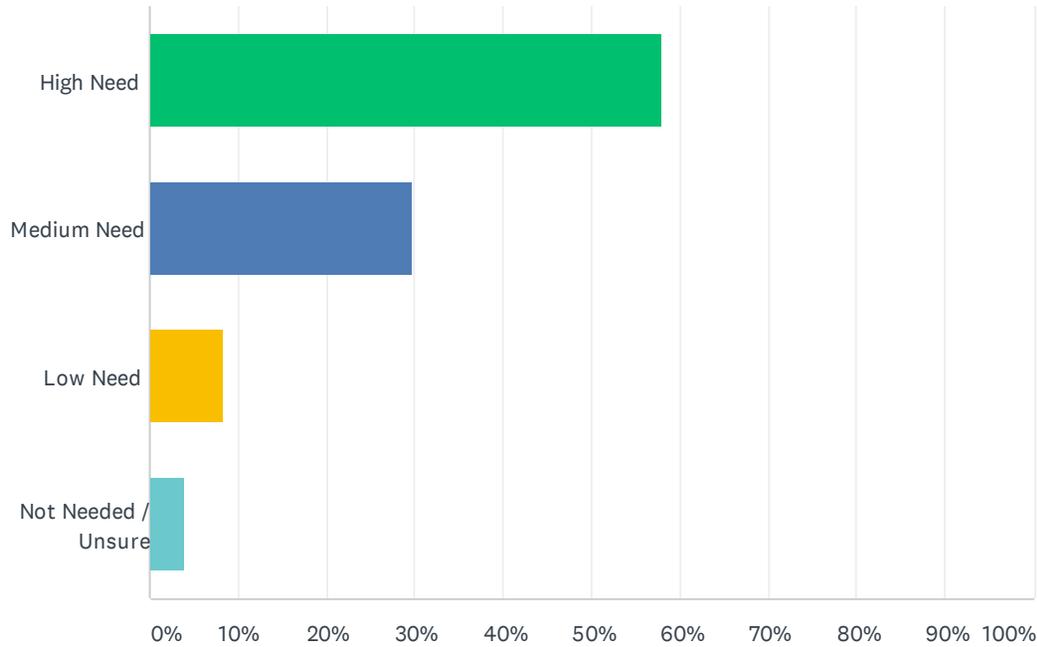
Answered: 461 Skipped: 18



ANSWER CHOICES	RESPONSES	
Low Need	34.71%	160
Medium Need	26.68%	123
Not Needed / Unsure	24.95%	115
High Need	13.67%	63
TOTAL		461

Q6 What is the need for water or sewer improvements, street improvements, or flood hazard mitigation?

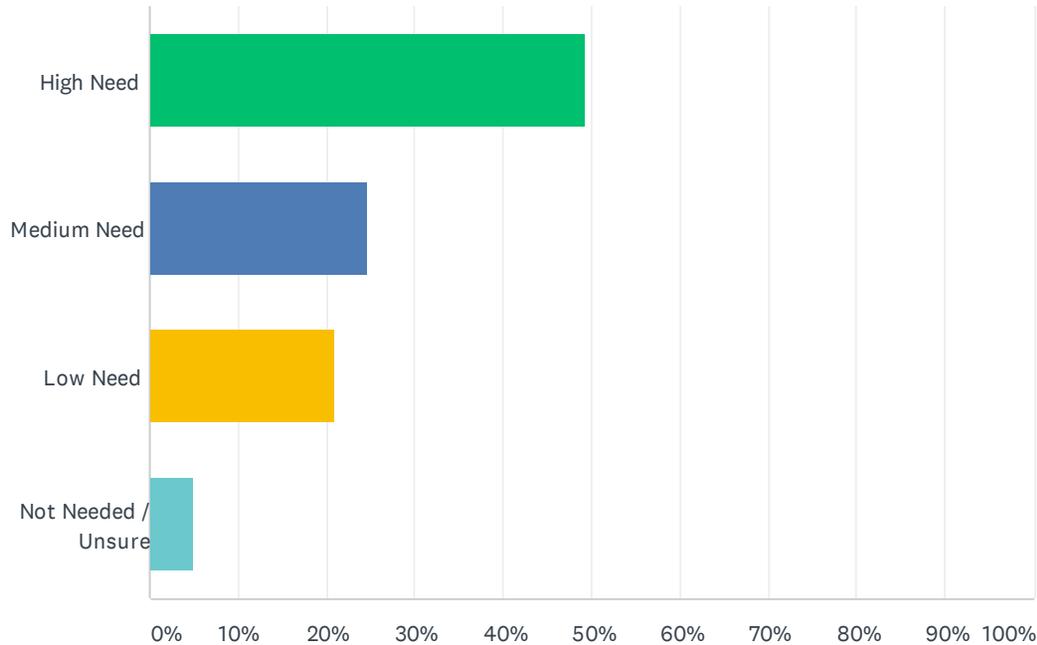
Answered: 469 Skipped: 10



ANSWER CHOICES	RESPONSES	
High Need	58.00%	272
Medium Need	29.64%	139
Low Need	8.32%	39
Not Needed / Unsure	4.05%	19
TOTAL		469

Q7 What is the need for pedestrian or biking facilities upgrades (new sidewalks, trails, bike lanes, etc.)?

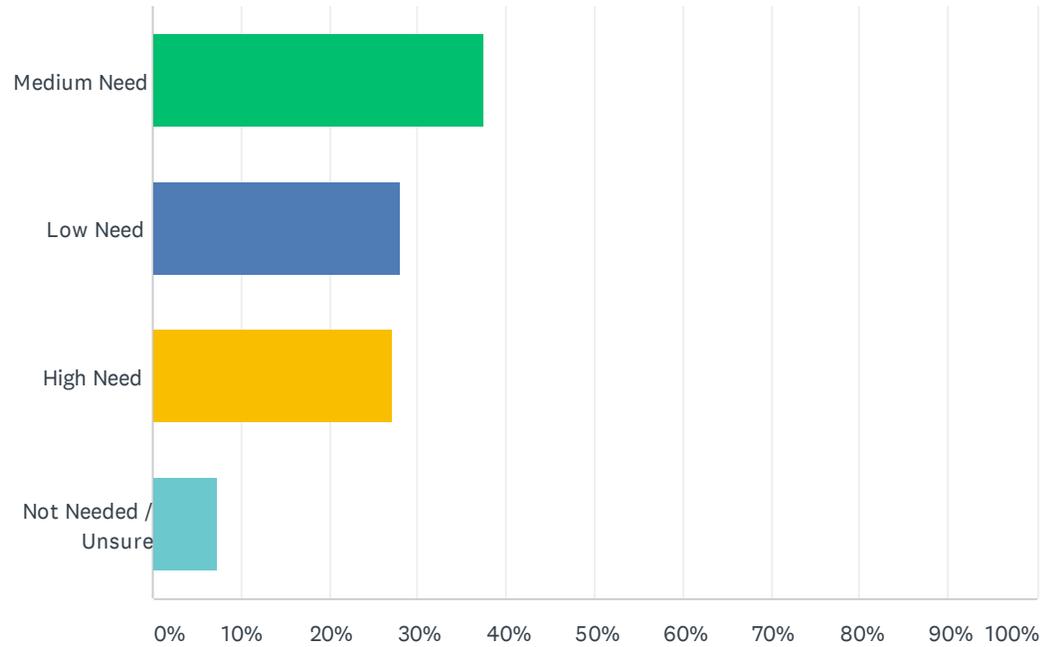
Answered: 474 Skipped: 5



ANSWER CHOICES	RESPONSES	
High Need	49.37%	234
Medium Need	24.68%	117
Low Need	20.89%	99
Not Needed / Unsure	5.06%	24
TOTAL		474

Q8 What is the need for new or rehabilitated public facilities such as senior centers, youth centers and libraries?

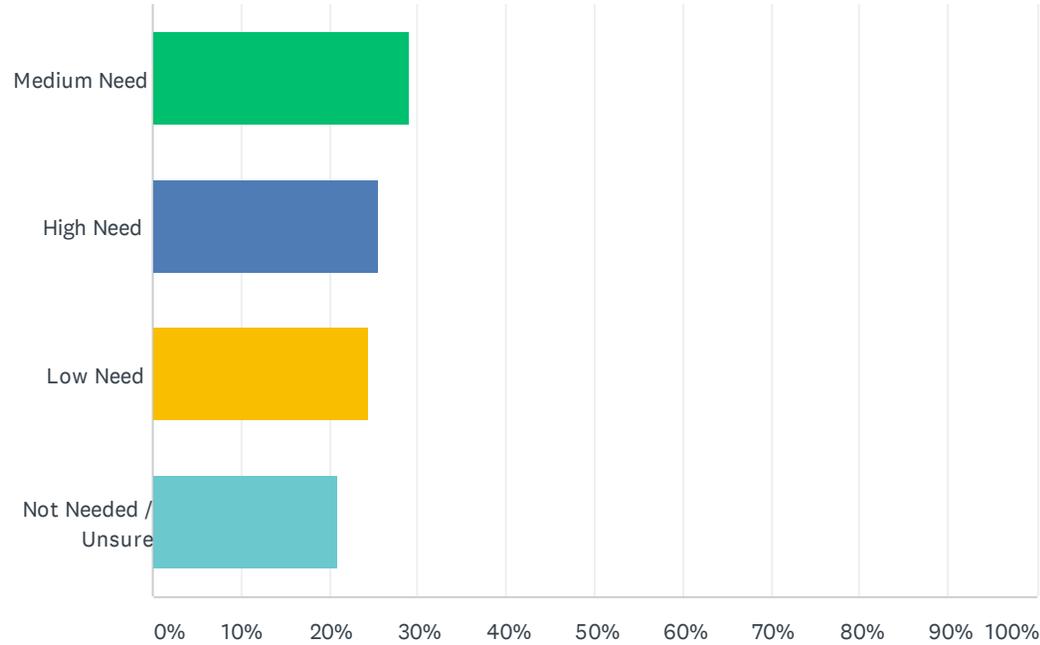
Answered: 467 Skipped: 12



ANSWER CHOICES	RESPONSES	
Medium Need	37.47%	175
Low Need	28.05%	131
High Need	27.19%	127
Not Needed / Unsure	7.28%	34
TOTAL		467

Q9 What is the need for social services for low income seniors, youth, mentally and physically disabled persons?

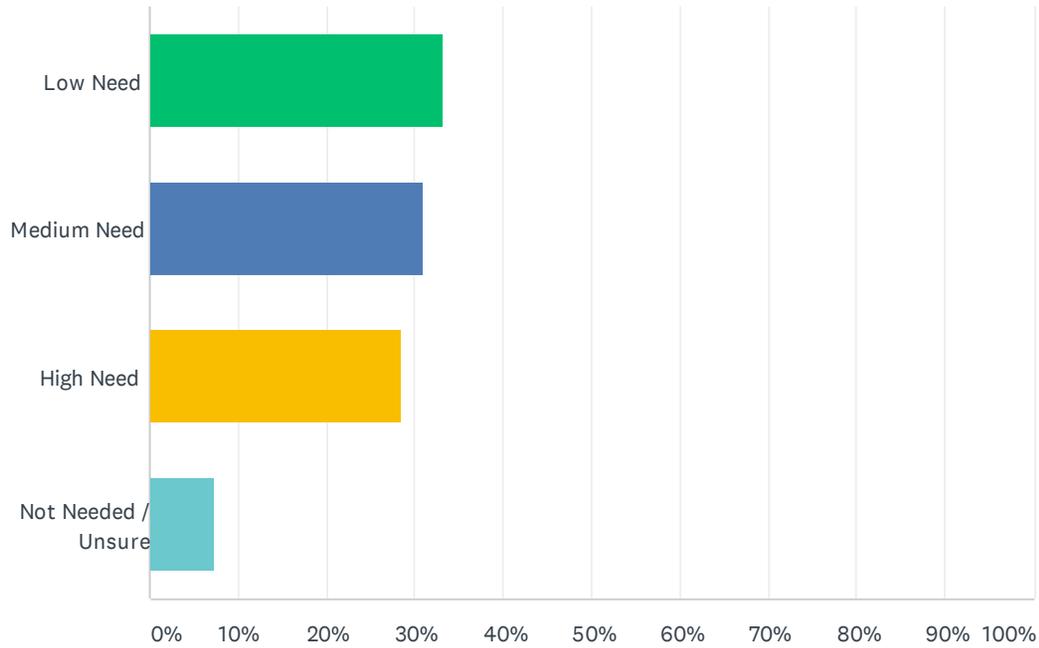
Answered: 464 Skipped: 15



ANSWER CHOICES	RESPONSES	
Medium Need	29.09%	135
High Need	25.43%	118
Low Need	24.57%	114
Not Needed / Unsure	20.91%	97
TOTAL		464

Q10 What is the need for new or improved public parks or playgrounds?

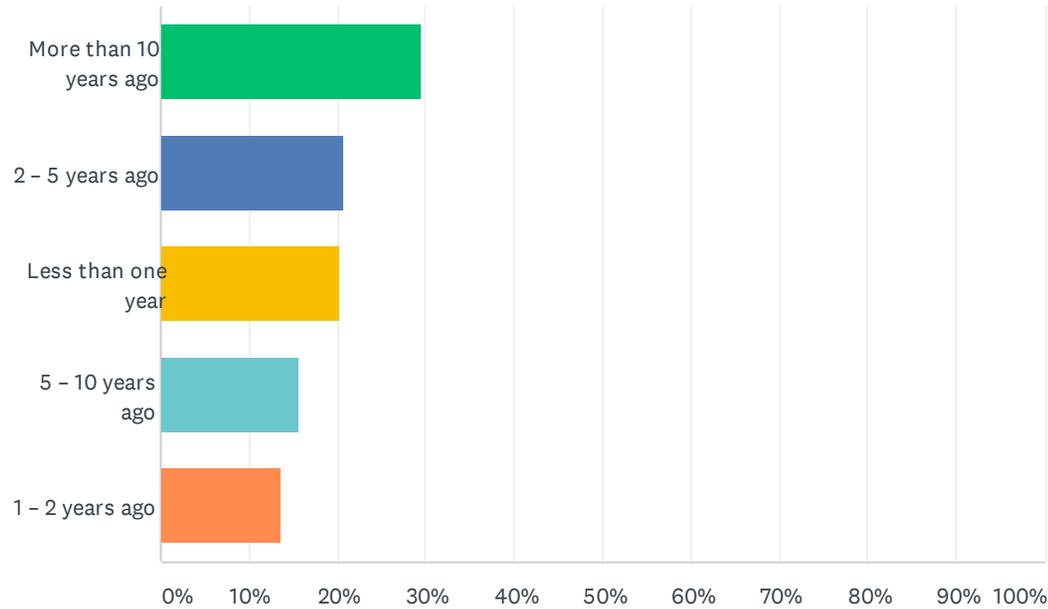
Answered: 467 Skipped: 12



ANSWER CHOICES	RESPONSES	
Low Need	33.19%	155
Medium Need	31.05%	145
High Need	28.48%	133
Not Needed / Unsure	7.28%	34
TOTAL		467

Q11 When was the last time you were looking for a new place to live?

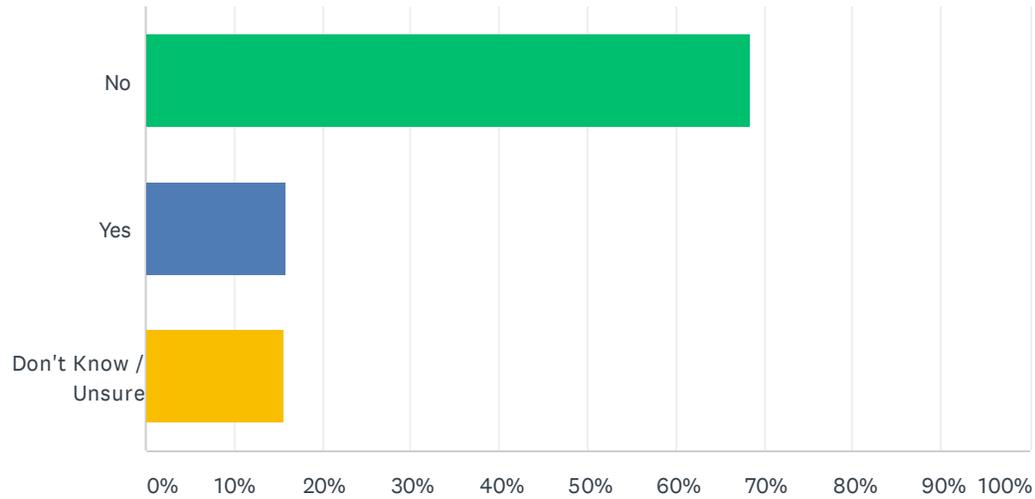
Answered: 399 Skipped: 80



ANSWER CHOICES	RESPONSES	
More than 10 years ago	29.57%	118
2 - 5 years ago	20.80%	83
Less than one year	20.30%	81
5 - 10 years ago	15.79%	63
1 - 2 years ago	13.53%	54
TOTAL		399

Q12 Have you or anyone you know ever experienced housing discrimination?

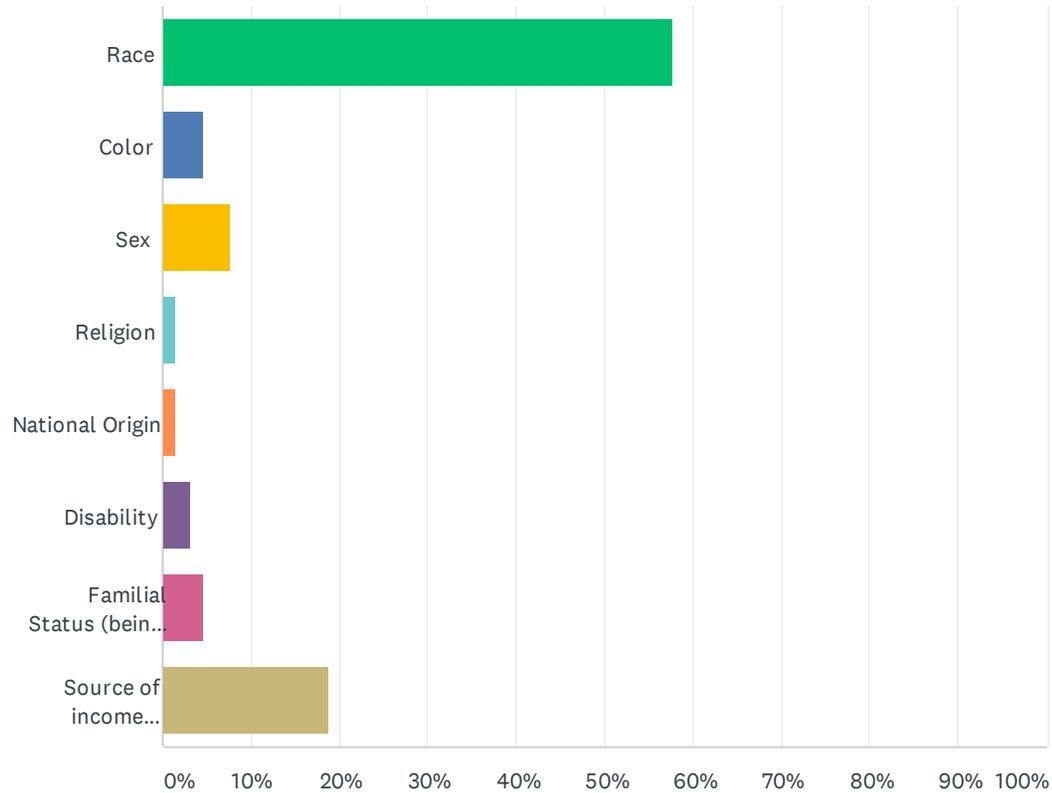
Answered: 397 Skipped: 82



ANSWER CHOICES	RESPONSES	
No	68.51%	272
Yes	15.87%	63
Don't Know / Unsure	15.62%	62
TOTAL		397

Q13 If the answer to question 12 is yes, or yes, someone I know: Was the discrimination related to:

Answered: 64 Skipped: 415

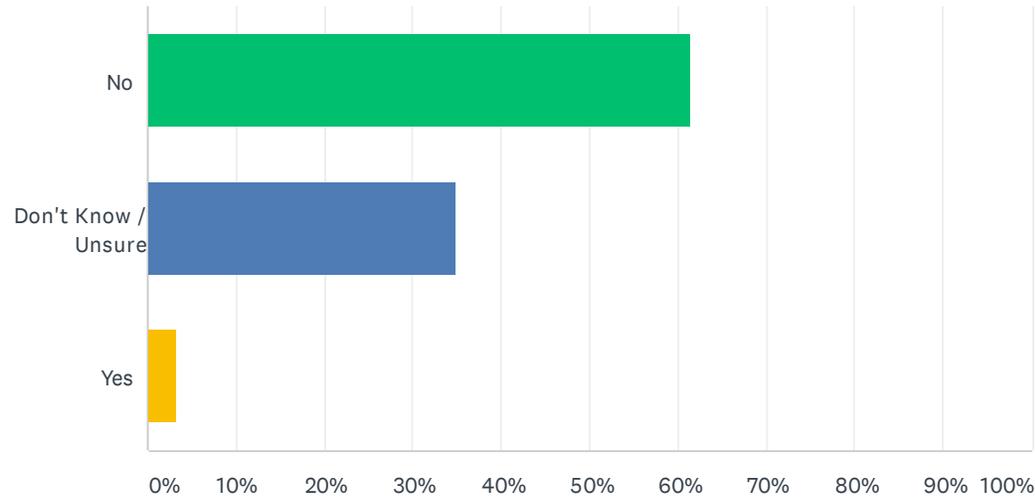


Community Needs and Priorities

ANSWER CHOICES	RESPONSES	
Race	57.81%	37
Color	4.69%	3
Sex	7.81%	5
Religion	1.56%	1
National Origin	1.56%	1
Disability	3.13%	2
Familial Status (being pregnant or having children under the age of 18)	4.69%	3
Source of income (pension, disability, Section 8, etc.)	18.75%	12
TOTAL		64

Q14 If you have a disability, have you ever requested an accommodation from the landlord? For example: you have a mobility impairment, so you requested a first floor unit to avoid stairs.

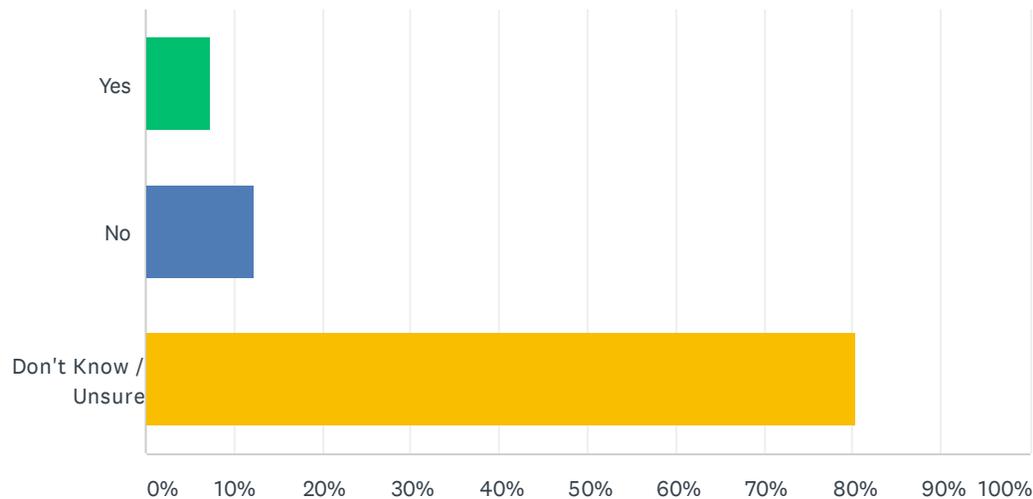
Answered: 237 Skipped: 242



ANSWER CHOICES	RESPONSES	
No	61.60%	146
Don't Know / Unsure	35.02%	83
Yes	3.38%	8
TOTAL		237

Q15 Did the landlord accommodate your disability request?

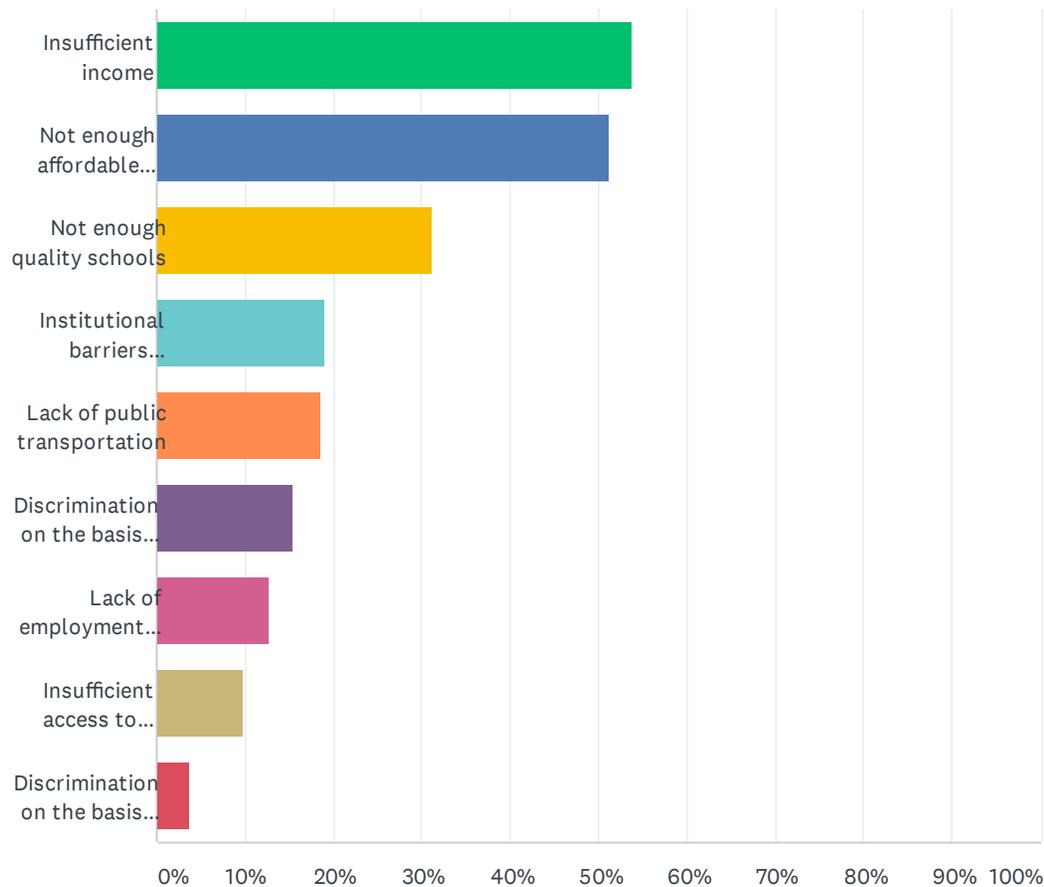
Answered: 178 Skipped: 301



ANSWER CHOICES	RESPONSES	
Yes	7.30%	13
No	12.36%	22
Don't Know / Unsure	80.34%	143
TOTAL		178

Q16 What do you see as current barriers to fair housing choice, if any, within Brookhaven? (Check all that apply)

Answered: 273 Skipped: 206

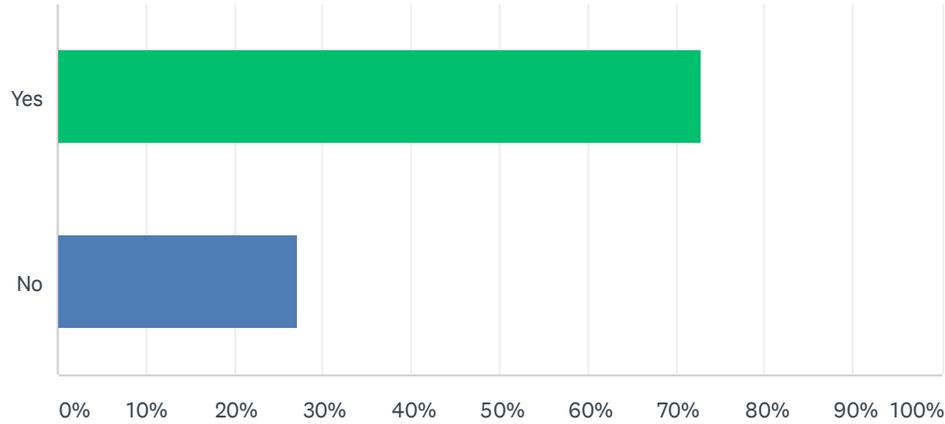


Community Needs and Priorities

ANSWER CHOICES	RESPONSES	
Insufficient income	53.85%	147
Not enough affordable housing	51.28%	140
Not enough quality schools	31.14%	85
Institutional barriers (zoning, city regulations, etc.)	19.05%	52
Lack of public transportation	18.68%	51
Discrimination on the basis of race, national origin, color, religion, sex, disability, age, or family status (Children under the age of 18)	15.38%	42
Lack of employment opportunities	12.82%	35
Insufficient access to public assistance or services	9.89%	27
Discrimination on the basis of sexual orientation	3.66%	10
Total Respondents: 273		

Q17 Are you aware of fair housing laws, or your rights under the Fair Housing Act?

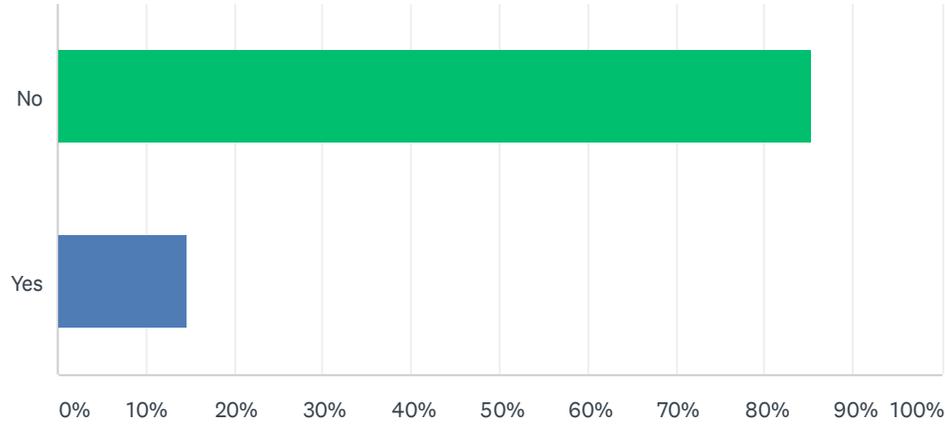
Answered: 379 Skipped: 100



ANSWER CHOICES	RESPONSES	
Yes	72.82%	276
No	27.18%	103
TOTAL		379

Q18 In the past 12 months, have you seen any advertising or flyers related to fairhousing enforcement or housing counseling?

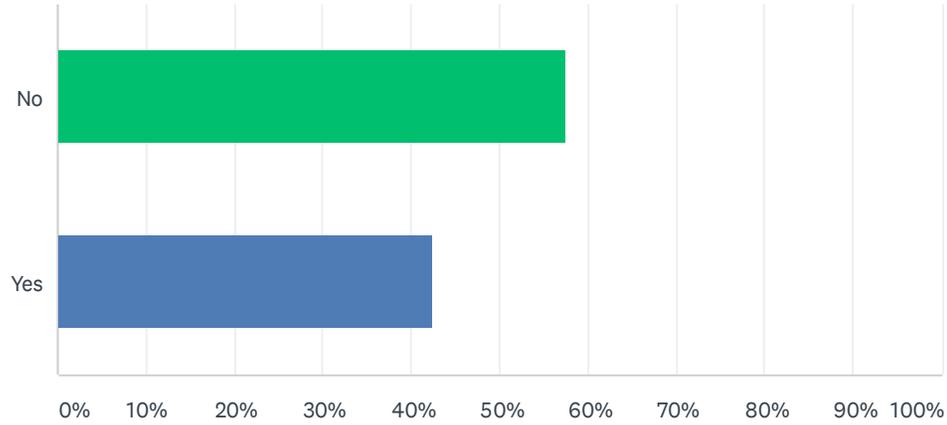
Answered: 376 Skipped: 103



ANSWER CHOICES	RESPONSES	
No	85.37%	321
Yes	14.63%	55
TOTAL		376

Q19 Do you know where to report housing discrimination?

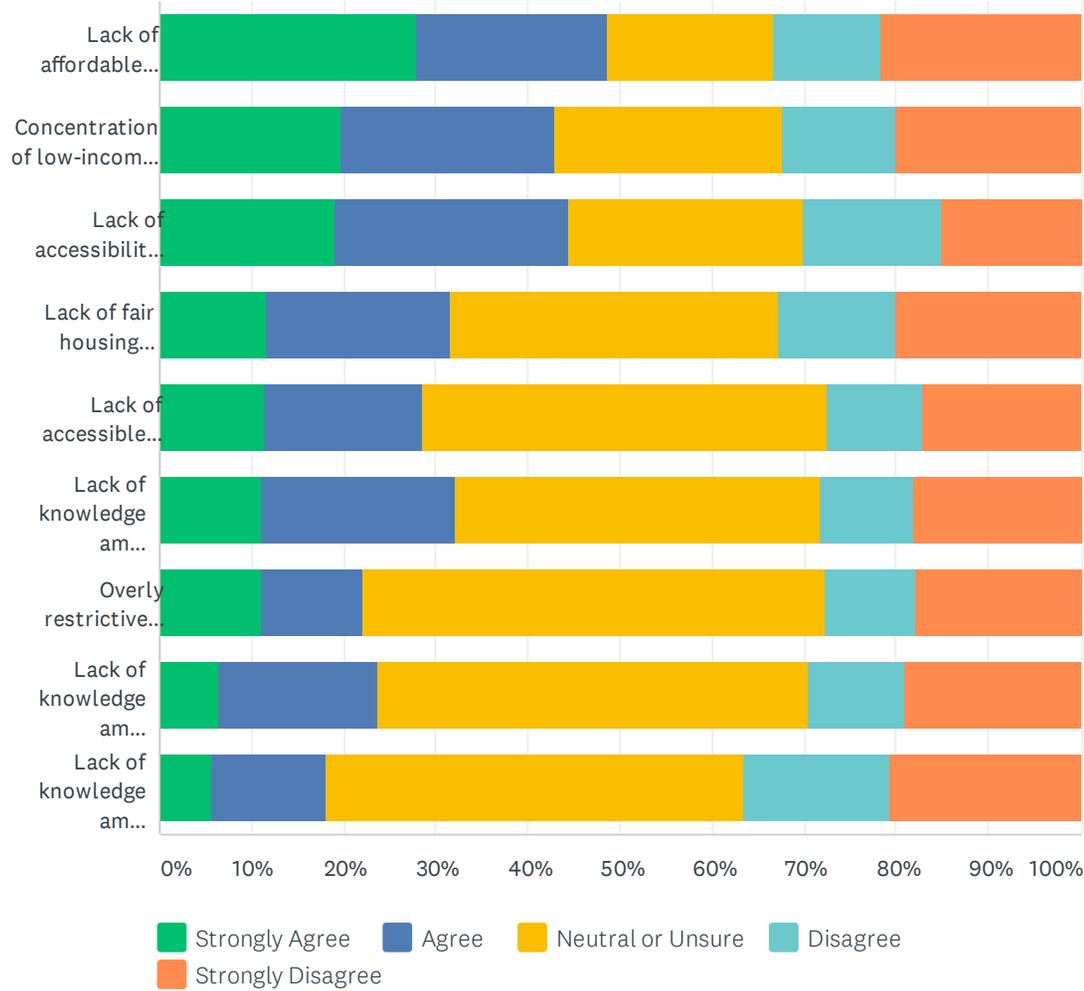
Answered: 376 Skipped: 103



ANSWER CHOICES	RESPONSES	
No	57.45%	216
Yes	42.55%	160
TOTAL		376

Q20 Please indicate whether you feel the following situations cause or creatediscrimination and/or barriers to fair housing in Brookhaven.

Answered: 378 Skipped: 101

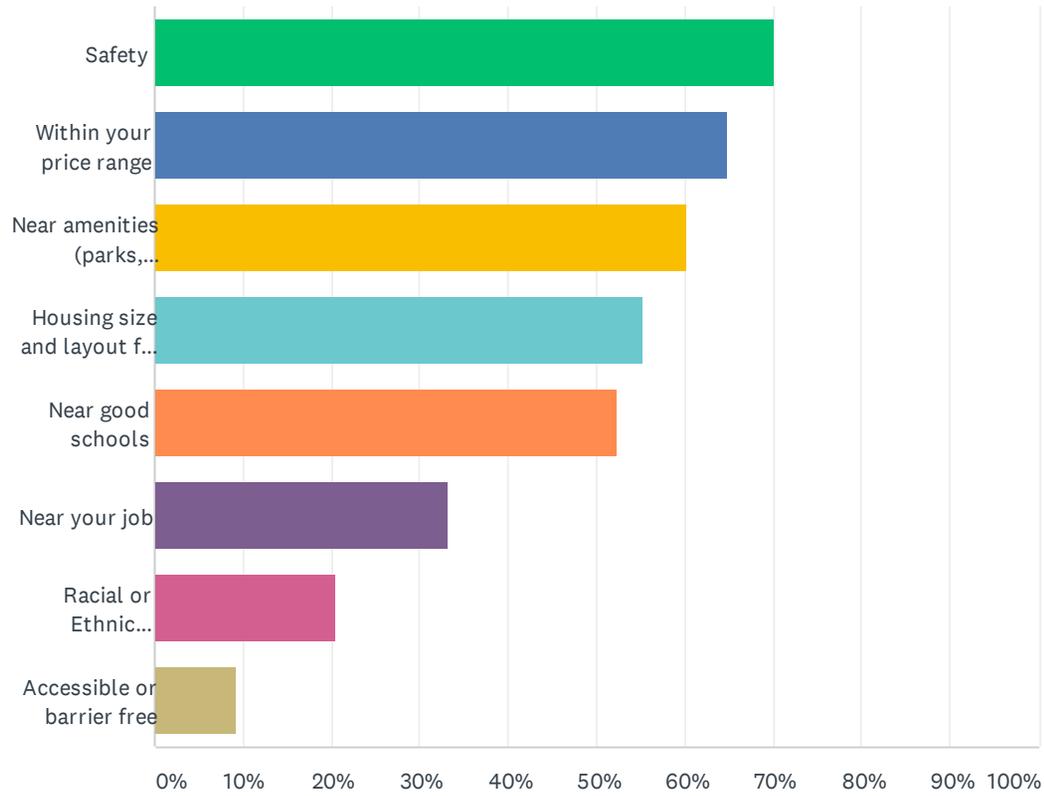


Community Needs and Priorities

	STRONGLY AGREE	AGREE	NEUTRAL OR UNSURE	DISAGREE	STRONGLY DISAGREE	TOTAL
Lack of affordable housing in certain areas	27.85% 105	20.69% 78	18.04% 68	11.67% 44	21.75% 82	377
Concentration of low-income or subsidized housing in certain neighborhoods	19.73% 74	23.20% 87	24.80% 93	12.27% 46	20.00% 75	375
Lack of accessibility in neighborhoods (lack of sidewalks or ramps)	19.15% 72	25.27% 95	25.53% 96	14.89% 56	15.16% 57	376
Lack of fair housing education or enforcement	11.73% 44	19.73% 74	35.73% 134	12.80% 48	20.00% 75	375
Lack of accessible housing for persons with disabilities	11.47% 43	17.07% 64	44.00% 165	10.40% 39	17.07% 64	375
Lack of knowledge among residents regarding fair housing laws	11.05% 41	21.02% 78	39.62% 147	10.24% 38	18.06% 67	371
Overly restrictive state and local policies that limit housing choice	11.05% 41	11.05% 41	50.13% 186	9.97% 37	17.79% 66	371
Lack of knowledge among landlords regarding fair housing laws	6.45% 24	17.20% 64	46.77% 174	10.48% 39	19.09% 71	372
Lack of knowledge among real estate agents regarding fair housing laws	5.65% 21	12.37% 46	45.43% 169	15.86% 59	20.70% 77	372

Q21 What housing and neighborhood features are most important to you?

Answered: 382 Skipped: 97

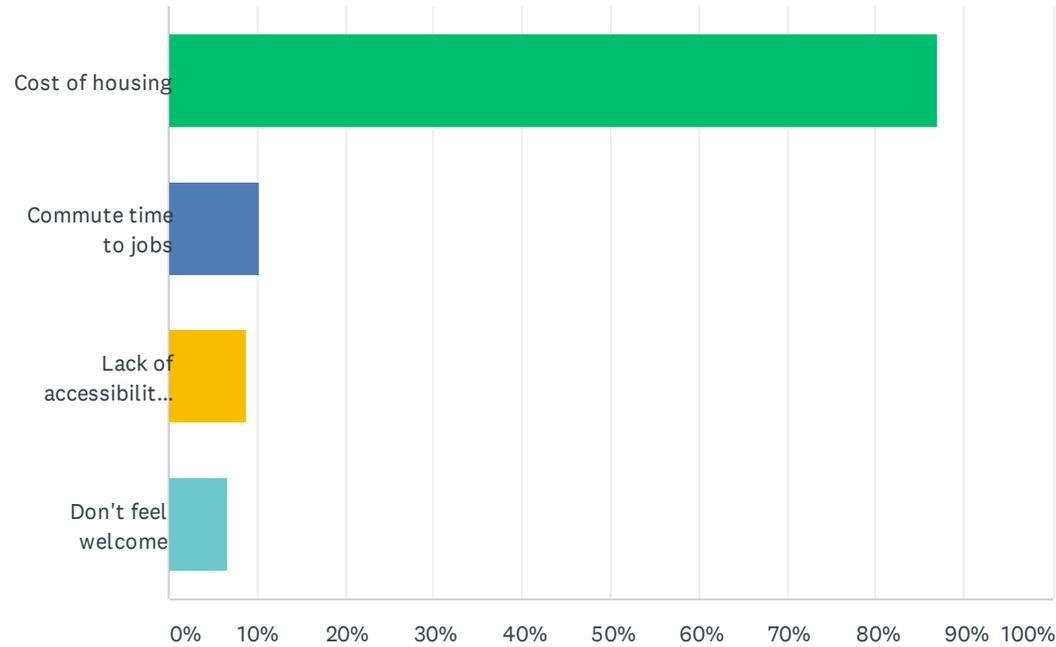


Community Needs and Priorities

ANSWER CHOICES	RESPONSES	
Safety	70.16%	268
Within your price range	64.92%	248
Near amenities (parks, shopping, entertainment)	60.21%	230
Housing size and layout fits your needs	55.24%	211
Near good schools	52.36%	200
Near your job	33.25%	127
Racial or Ethnic Diversity	20.42%	78
Accessible or barrier free	9.16%	35
Total Respondents: 382		

Q22 What is the biggest obstacle stopping you from living where you want in Brookhaven.

Answered: 225 Skipped: 254



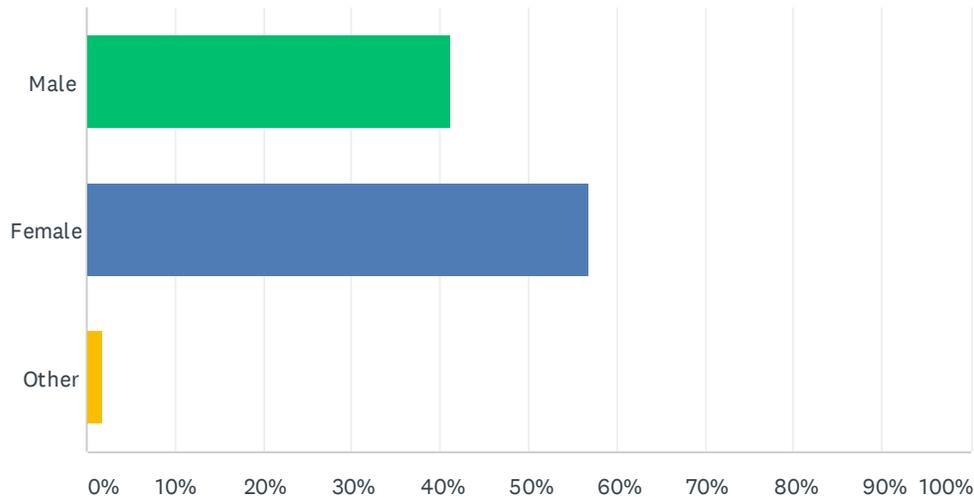
ANSWER CHOICES	RESPONSES
Cost of housing	87.11% 196
Commute time to jobs	10.22% 23
Lack of accessibility features	8.89% 20
Don't feel welcome	6.67% 15
Total Respondents: 225	

Q23 Please share any additional thoughts or comments you have regarding how federal community development funds should be invested in Brookhaven.

Answered: 106 Skipped: 373

Q24 What is your sex?

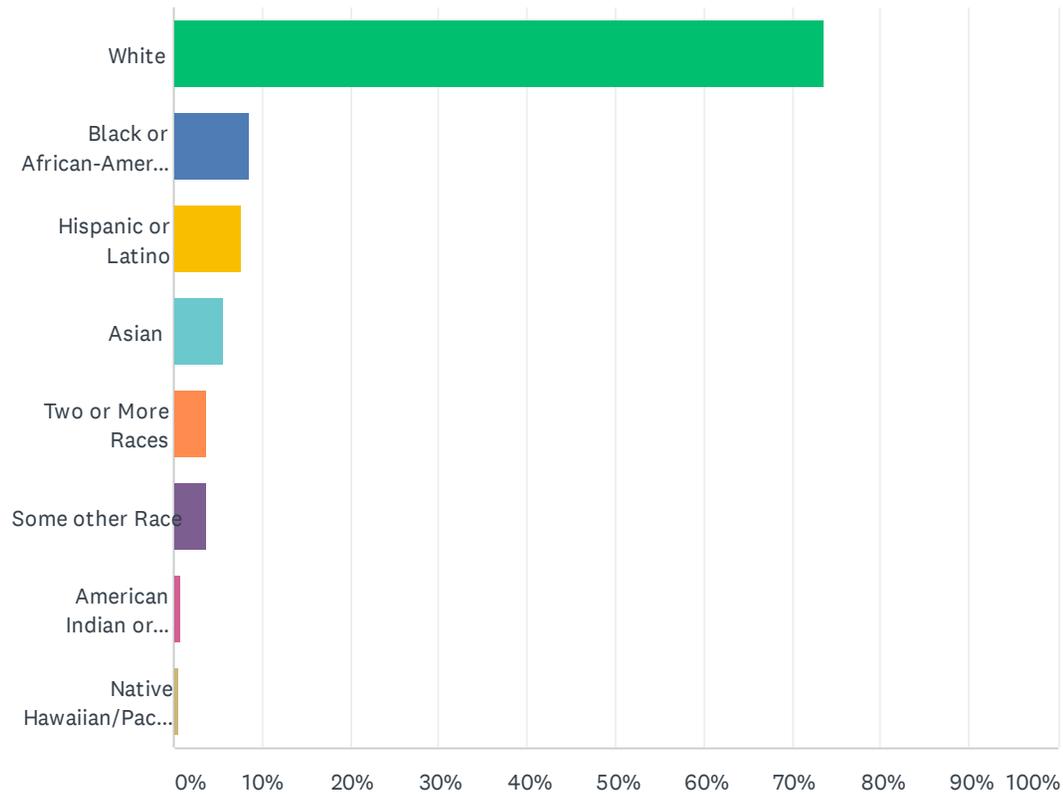
Answered: 372 Skipped: 107



ANSWER CHOICES	RESPONSES	
Male	41.13%	153
Female	56.99%	212
Other	1.88%	7
TOTAL		372

Q25 What is your race and ethnicity?

Answered: 350 Skipped: 129

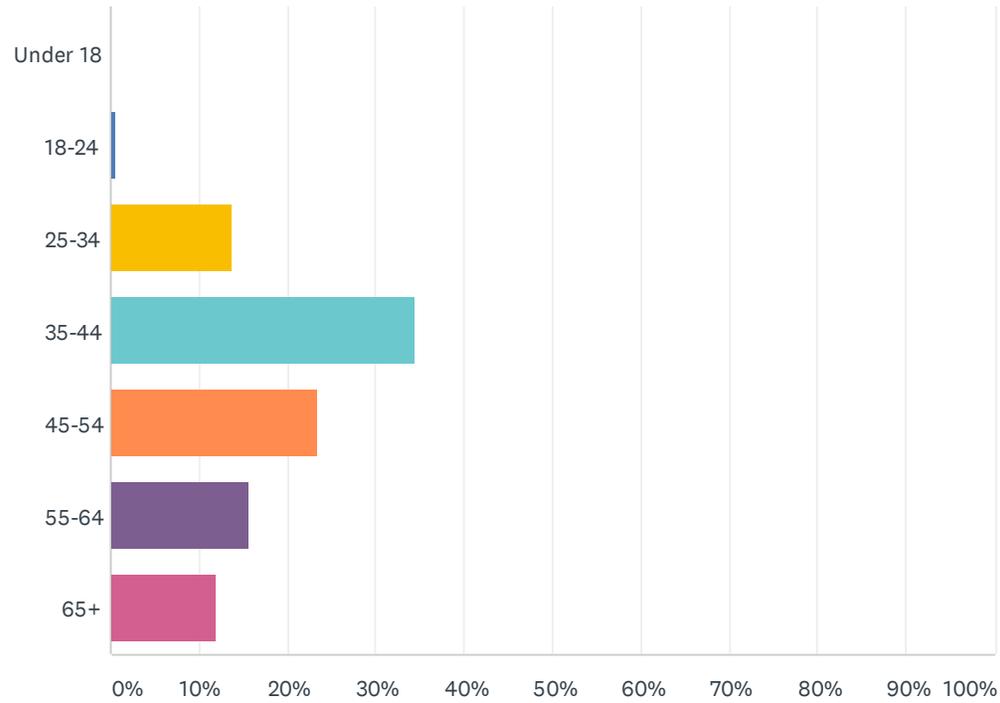


Community Needs and Priorities

ANSWER CHOICES	RESPONSES	
White	73.71%	258
Black or African-American	8.57%	30
Hispanic or Latino	7.71%	27
Asian	5.71%	20
Two or More Races	3.71%	13
Some other Race	3.71%	13
American Indian or Alaskan Native	0.86%	3
Native Hawaiian/Pacific Islander	0.57%	2
Total Respondents: 350		

Q26 What is your age?

Answered: 368 Skipped: 111

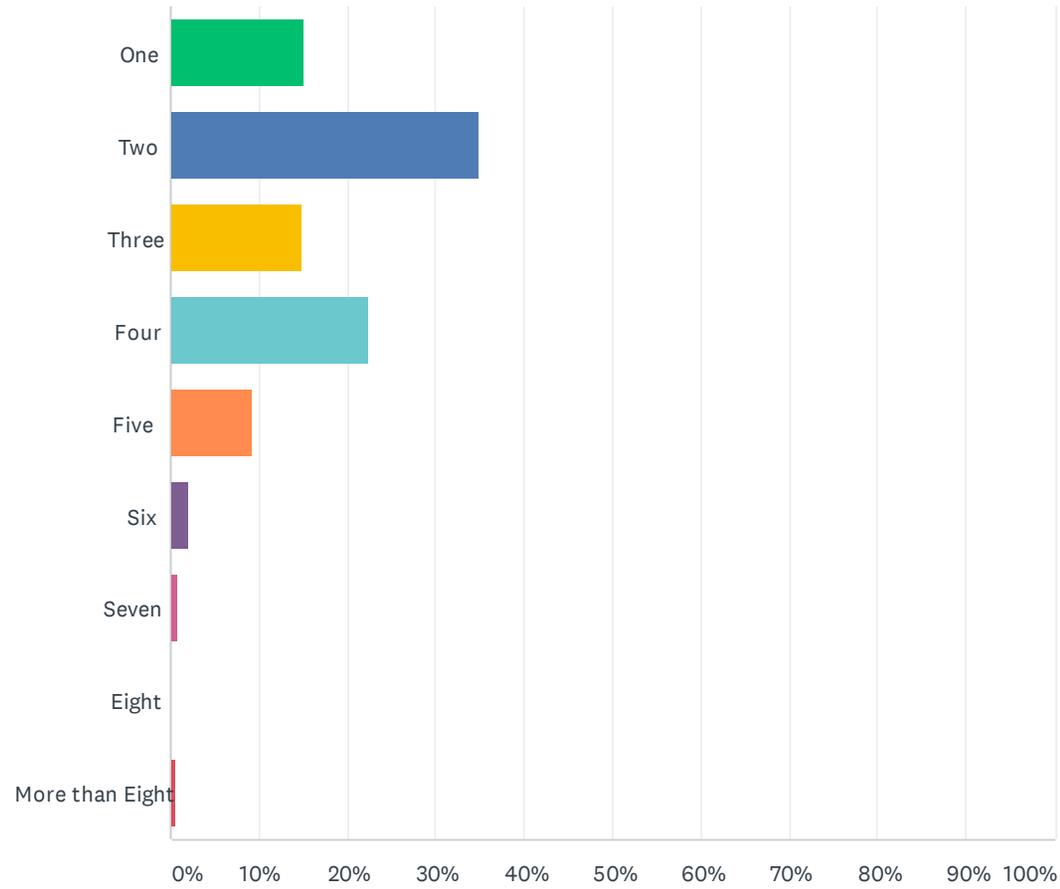


Community Needs and Priorities

ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.54%	2
25-34	13.86%	51
35-44	34.51%	127
45-54	23.37%	86
55-64	15.76%	58
65+	11.96%	44
TOTAL		368

Q27 How many people live in your household?

Answered: 371 Skipped: 108

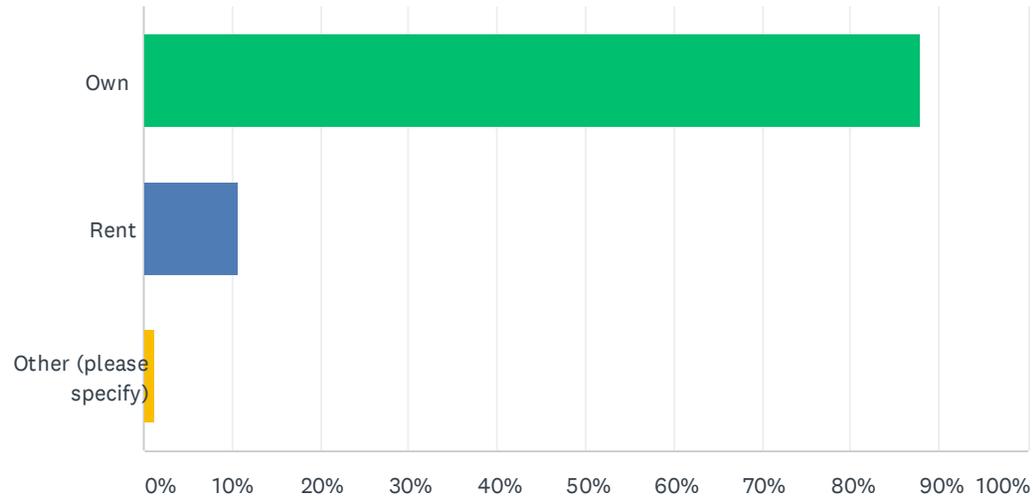


Community Needs and Priorities

ANSWER CHOICES	RESPONSES	
One	15.09%	56
Two	35.04%	130
Three	14.82%	55
Four	22.37%	83
Five	9.16%	34
Six	2.16%	8
Seven	0.81%	3
Eight	0.00%	0
More than Eight	0.54%	2
TOTAL		371

Q28 Do you rent or own?

Answered: 382 Skipped: 97



ANSWER CHOICES	RESPONSES	
Own	87.96%	336
Rent	10.73%	41
Other (please specify)	1.31%	5
TOTAL		382