



Brown Bag Meeting

Burrell Ellis, Chief Executive Officer

Board of Commissioners:

**Elaine Boyer, District (1); Jeff Rader, District (2);
Larry Johnson, District (3); Sharon Barnes Sutton, District (4);
Lee May, District (5); Kathie Gannon, Super District (6);
Connie Stokes, Super District (7)**

**Chris H. Morris, Director
Community Development Department**



- ▶ In accordance with the Title III Housing and Economic Recovery Act of 2008 and the American Recovery and Reinvestment Act of 2009, the U.S. Department of Housing and Urban Development (HUD) has allocated funding to DeKalb County through the following programs:
- ▶ Homeless Prevention and Rapid Re-Housing Program (HPRP)
- ▶ Neighborhood Stabilization Program (NSP), and
- ▶ Community Development Block Grant Recovery Program (CDBG-R)

Homeless Prevention and Rapid Re-Housing Program (HPRP) - \$2,359,998

- ▶ This funding will be used to either prevent individuals and families from becoming homeless or help those experiencing homelessness to be quickly re-housed and stabilized.



Neighborhood Stabilization Program (NSP) - \$18,545,013

- ▶ This funding will be used in the areas of greatest need in DeKalb County to help stabilize neighborhoods impacted by the foreclosure/mortgage crisis.



Community Development Block Grant Recovery Program (CDBG-R) - **\$1,543,400**

- ▶ This funding will be used to stimulate the economy through measures that modernize the local infrastructure and improve energy efficiency. Funding will assist with hard development costs associated with infrastructure improvements and activities that stimulate job creation and long-term economic benefit.





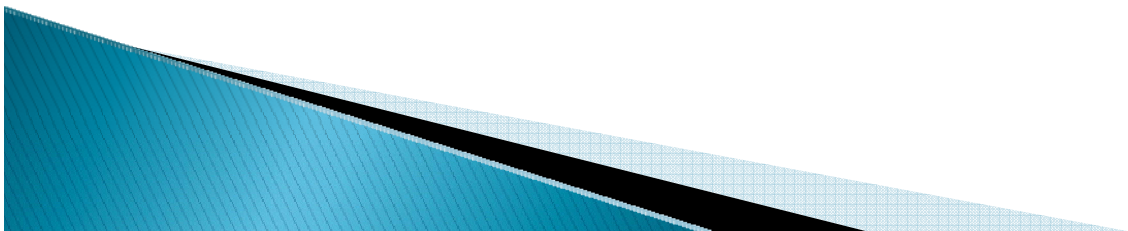
HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)



HPRP Focus

Authorized under the American Recovery and Reinvestment Act of 2009

- Prevent Homelessness among households at risk of becoming homeless
- Rapidly Re-house homeless individuals and families
- Assist those who can sustain stability at end of assistance



Eligible Activities



▶ Financial Assistance

- Rental Assistance
- Rent Arrears
- Security Deposit
- Utility Deposit
- Moving Expenses
- Storage Fees
- Hotel Vouchers

▶ Housing Stabilization

- Case Management
- Credit Repair
- Legal Services
- Housing Search
- Outreach & Engagement

▶ Administration

▶ HMIS

▶ Evaluation

Ineligible Activities

- 
- ▶ Expenses funded through other Recovery Act Programs
 - ▶ Mortgage Costs
 - ▶ Credit Card
 - ▶ Consumer Debt
 - ▶ Car Repair
 - ▶ Transportation
 - ▶ Travel
 - ▶ Food
 - ▶ Medicine
 - ▶ Medical Care
 - ▶ Dental Care
 - ▶ Pet Care
 - ▶ Entertainment Activities
 - ▶ Education or Work Related Materials
 - ▶ Cash Assistance

HUD Requirements



- ▶ Substantial Amendment to HUD by May 18, 2009
- ▶ Obligate Funds by September 30, 2009
- ▶ Expend 60% of Funds within 2 years
- ▶ Expend All Funds within 3 years (30 months)
- ▶ Adhere to Federal Requirements
- ▶ Submit Reports
- ▶ Use HMIS
- ▶ Initial Case Management
- ▶ Re-certify Participants Every 3 months

Request for Assistance Routing

At Risk Lead HOPE/Travelers Aid

- Salvation Army
- St. Vincent De Paul
- DEAM
- Caring for Others
- Green Forest
- PCA
- Project Take Charge
- Hosea Feed the Hungry
- DFCS
- DeKalb School System
- DeKalb Police
- Refugee Family Svcs
- Center For Pan Asian Services
- DeKalb Family Resources
- Jewish Family & Career Services
- Latin American Assn
- Africa's Children
- Tri-J Agencies

Homeless Lead Decatur Coop Ministry

- Clifton Sanctuary Ministry
- Shearith Israel
- Ministry
- Initiative for AF
- Action Ministries
- Drug Court
- Stand
- Recovery Consultants
- United Methodist Children's Home
- Safe Haven
- Chris Kids
- Caring Works
- Jerusalem House
- Living Room
- Tri-J Shelters & Transitional Housing

Mental Health/ Substance Abuse CSB

- St. Jude's Recovery
- Drug Court
- Break Thru House
- Oakhurst Recovery
- Transition House
- Recovery Consultant
- Tri-J Agencies

Street Homeless Lead Outreach CSB Crisis C2A

Consultation Intensive Case Management St. Jude's

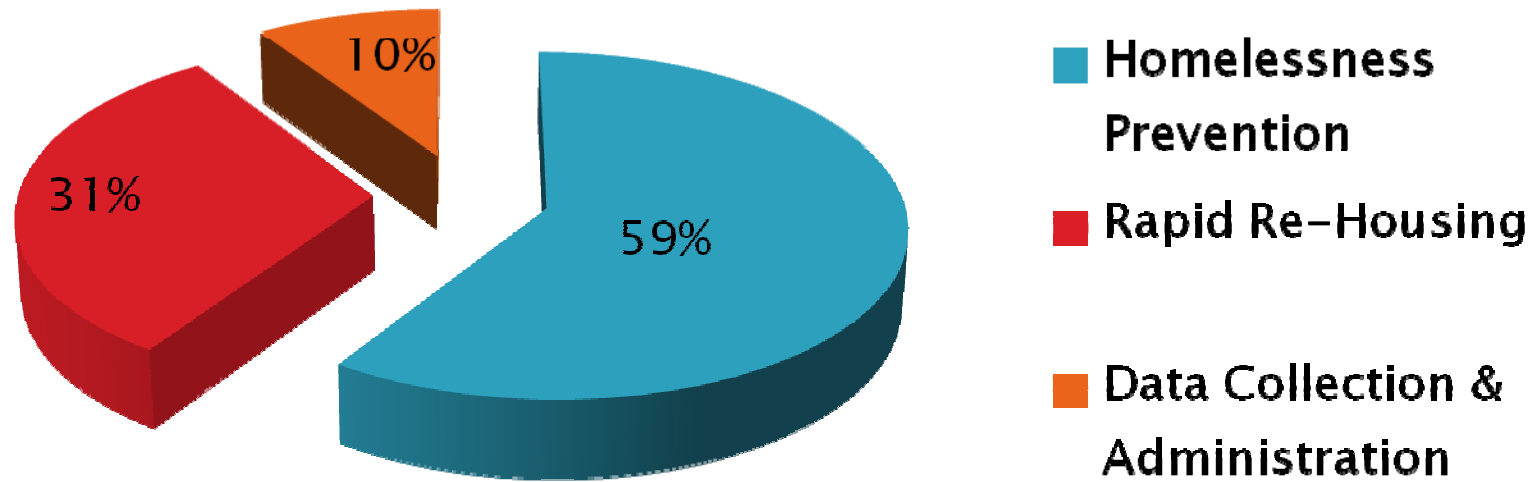
Housing Center

HPRP Allocation

Estimated Budget Summary

	Homeless Prevention	Rapid Re-Housing	Total Amount Budgeted
Financial Assistance	\$1,192,699	\$ 597,300	\$1,789,999
Housing Relocation and Stabilization Service	\$ 207,600	\$ 140,400	\$ 348,000
Admin & HMIS			\$ 221,999
Total HPRP			\$2,359,998

HPRP Proposed Distribution of Funds



Critical Dates

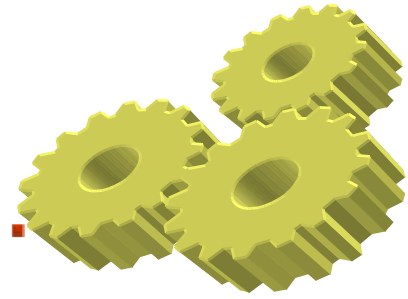
Date	Activity
4/23- 5/5	Public Comment Period
12-May	BOC Meeting – HPRP Draft Substantial Amendment - Agenda Item
5/13 – 6/1	Agency Application Period
18-May	Substantial Amendment Due to HUD
2-Jul	HUD Approval
14-Jul	BOC - Recommended Agency Review
2-Sep	HUD Agreement Signed
30-Sep	Funds Allocated to Agencies/Agreements Signed

UPDATE!

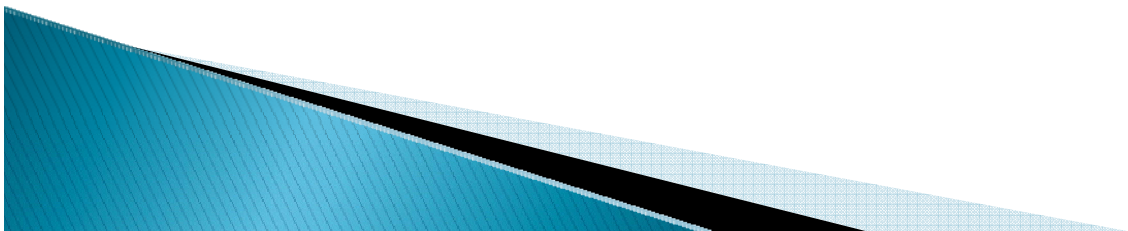


Neighborhood Stabilization Program

Program Update



- ✓ Received official grant agreement from HUD –
..... **\$18,545,013**
- ✓ The official grant agreement date – March 4, 2009
 - 18 Months to commit the funds – Sept. 4, 2010
 - 48 Months to expend the funds – March 4, 2013
 - 60 Days – Management Adequacy Report – May 4
- ✓ Initial Quarterly DRGR Report due – July 31, 2009

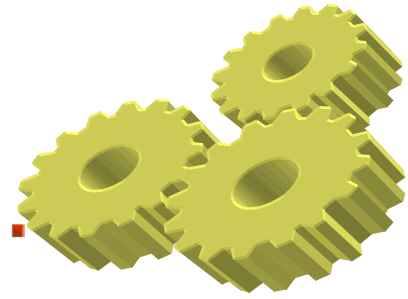


Program Update

Policy Focus:
- Use of DeKalb Businesses
- HUD Section 3 Compliance

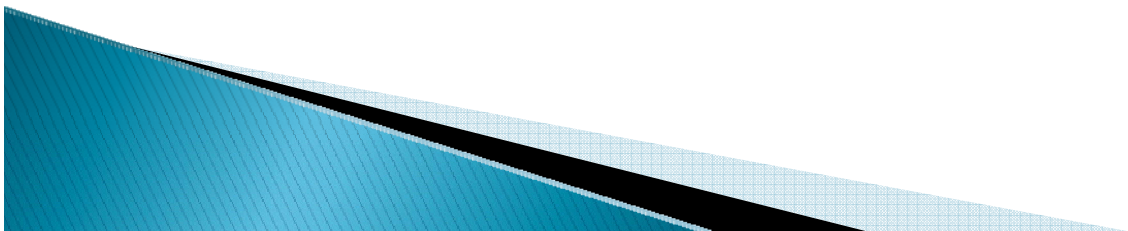
- ✓ **Two RFP's Issued:**
- ✓ 1. Implementation of NSP activities in unincorporated DeKalb County
 - Issued February 26, 2009
 - Mandatory pre-proposal conference March 11, 2009
 - Deadline for submission March 31, 2009
 - **Goal – Finalize recommendation in early June**
- ✓ 2. Implementation of NSP activities in Municipalities
 - Issued March 5, 2009
 - Mandatory pre-proposal conference March 18, 2009
 - Deadline for submission April 7, 2009
 - **Goal – Finalize recommendation by the end of July**

Program Update

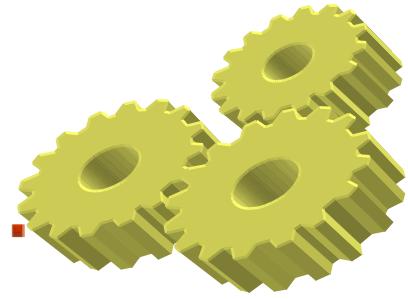


✓ Two Applications for NSP Funding:

1. NSP funds for Multi-family projects
 - Developers with access to leveraged funds
 - Target population mixed income to 120% of AMI
 - Deadline for submission April 30, 2009
 - **Goal– Recommendations in late June, early July**
- ✓ 2. NSP funds for Special Populations:
 - Non-profits to implement NSP activities
 - Deadline for submission April 17, 2009
 - **Goal– Recommendations in July**

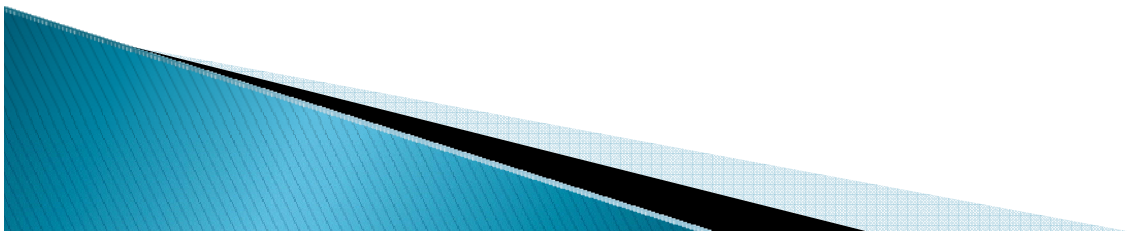


Program Update



✓ Community Meetings/ Citizen Participation:

1. HUD Approved Counseling Agencies – December 18, 2008
2. Neighborhood Community Leaders – Jan. 31, 2009
3. Real Estate Professionals (Tri-J effort) –Feb. 14
4. Lenders/ Banking Community (Tri – J effort)– March 26
5. Potential Home Buyers –(Tri-J effort) April 18 & TBD

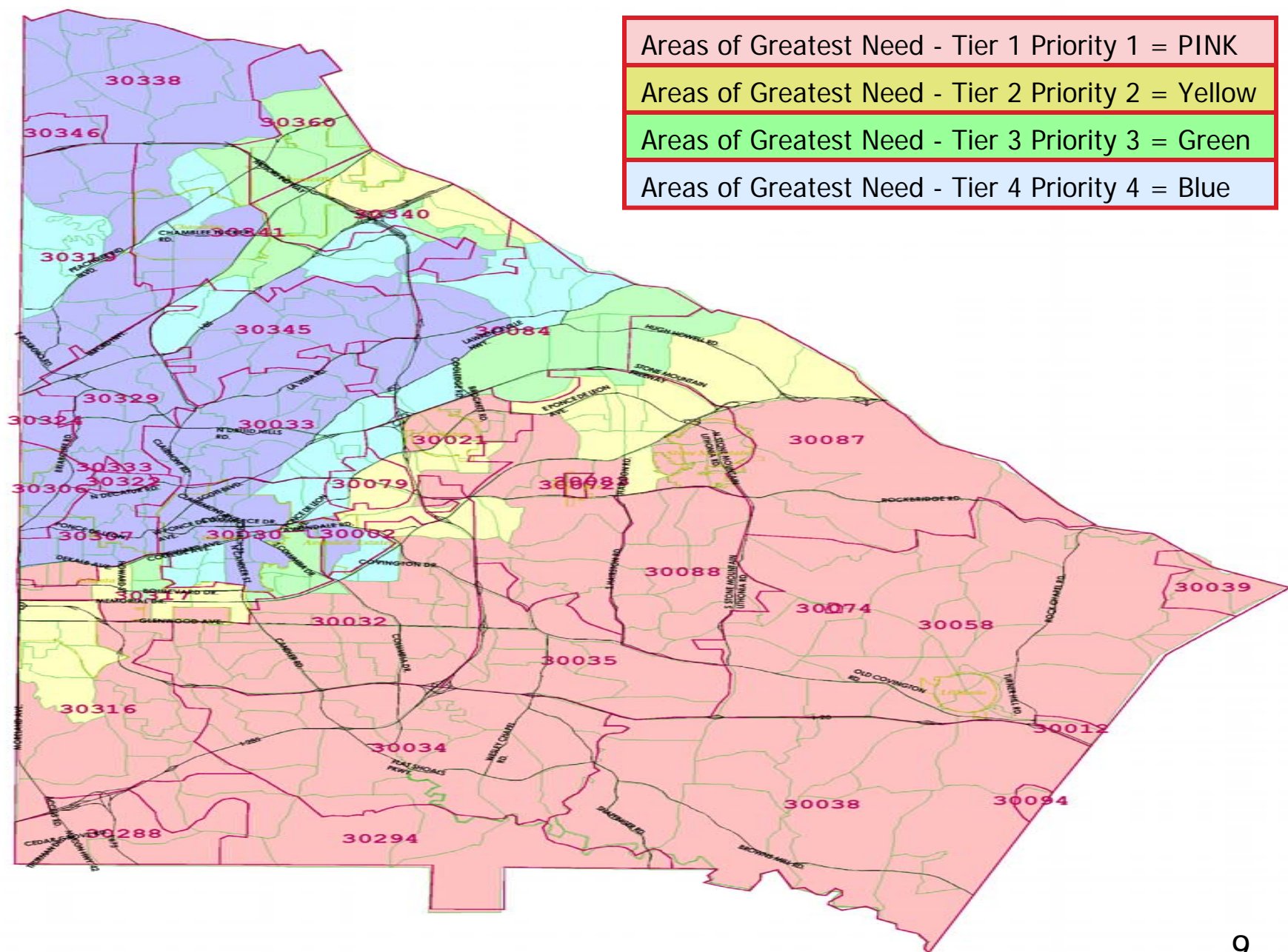


Program Update

DeKalb County's NSP Application

**HUD Approved Application
Posted on County Website**

www.co.dekalb.ga.us/commdev/index.htm



NSP –General Information

- ▶ HUD's Neighborhood Stabilization Program (NSP) will assist DeKalb County 's current efforts to stabilize and preserve communities most devastated by foreclosure.
- ▶ NSP funds must be used to address properties that have been abandoned or foreclosed upon (i.e. bank owned or REO inventories, HUD, VA, FHA, Fannie Mae, and Freddie Mac).
- ▶ NSP funds cannot be used to acquire homes from current owners. Abandoned properties must be vacant for 90 days with no payments of mortgages or taxes for 90 days.



NSP – What types of properties are eligible?

- ▶ While foreclosure has been a huge County-wide problem, funds will be used to purchase and rehabilitate single-family homes and multi-family properties that have been abandoned or foreclosed upon in order to sell, rent, or redevelop such properties.



NSP – *Sale of NSP Properties*



- ▶ Single family properties will be offered for sale to income eligible persons. The properties will be offered for sale by the successful bidder of the RFP as affordable housing partners. In addition, the successful bidder of the RFP will maintain a list of the available NSP properties.
- ▶ ***Property Standards*** – The properties must be rehabilitated to meet the housing code and NSP rehabilitation standards.

NSP – *Long-Term Affordability Period*

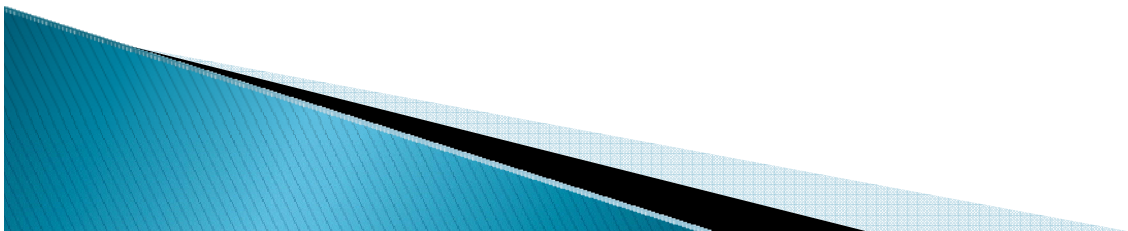


- ▶ Homebuyers must occupy the properties as their primary residence.
- ▶ Depending on the total federal investment, the NSP affordability period may range from 5 to 15 years for homeowners. NSP recapture or resale requirements are through promissory notes, homebuyer's agreements or recorded security deeds which will be required for all homebuyers to ensure the properties are occupied as the principal residence.
- ▶ Termination of the homebuyer's agreement prior to completing the affordability period could result in repayment of a portion or all of the deferred loan funds. No flipping of houses is allowed.

NSP – *Key Points to Consider*



- ▶ The homebuyers must qualify for mortgage financing (loan) in order to purchase a home.
- ▶ The loan may not be secured by sub-prime loans.
- ▶ Debt-to-income ratio will be important. Buyers may not have excessive debt.



NSP



- ▶ *When do we anticipate having homes available for consumers?*
- ▶ The first homes could be available as early as late summer of 2009.
- ▶ What are the anticipated financing mechanisms?
- ▶ The County may provide NSP funded soft second, hard, or gap financing loans and will permit layering of multiple subsidies such as the down payment assistance programs.

NSP – 2009 Income Limits



HH Size	1	2	3	4	5	6
50% AMI	\$25,000	\$28,700	\$32,250	\$35,850	\$38,700	\$41,600
120% AMI	\$60,250	\$68,850	\$77,450	\$86,050	\$92,900	\$99,800

Note: 25% of the NSP funds must be used to provide

affordable housing for very low-income families with incomes at or below 50% of the area median income. These funds will be used to provide affordable single family and multi-family rental units or for sale properties targeted to very low income families.



DeKalb County Planned Use of Funds

NSP Item	Activity	Proposed Funding	25% for 50% of AMI
A	Establish Funding Mechanisms for purchase & redevelopment	\$7,500,020 100 2 nd Mortgages	\$4,000,000 1 Multi-family loan
B	Purchase and Rehab Abandoned or Foreclosed Homes	\$7,690,492 50 Homes	\$700,000 6 Homes
C	Establish Land Banks for Foreclosed Homes	\$500,000 4 Properties	
D	Demo Blighted Structures	\$500,000 28 Properties	
E	Redevelop Demolished or Vacant Properties	\$500,000 4 Properties	
	Administration	\$1,854,501	
	TOTAL	\$18,545,013	\$4,700,000 (Included in totals)



Community Development Block Grant Recovery Program–(CDBG–R)

CDBG-R



CDBG-R	\$1,543,400
Admin. & Implementation	- \$ 154,340
Available Funds	= \$1,389,060

- ▶ Available Funding for Infrastructure Improvement and Job Creation
- ▶ Approved 2008/2009 Projects and Additional Projects submitted by Departments and Municipalities

CDBG-R



- A. Friends of Disabled Adults and Children, Too, Inc.
– Renovation of Facility (\$238,000) (See additional comments) ¹
- B. City of Doraville, Sidewalk Project #1 – Sidewalk Project along Central Avenue in the City of Doraville– (\$230,000)
- C. Stone Mountain Drainage Project #1 – Lucile Avenue Drainage Improvement Project in the City of Stone Mountain – (\$270,000)
- D. Stone Mountain Drainage Project #3 – Sheppard Way Pipe Replacement Project in the City of Stone Mountain – (\$80,000)

[1] Total project cost is \$538,000. Additional CDBG funds (\$300,000) will be leveraged for the completion of this project

CDBG-R



- E. City of Decatur Park Renovation Project – McKoy Park Trail Project (\$40,000)
- F. DeKalb Fire and Rescue Fire Station #10 Renovation Project – Station located at 1686 Constitution Avenue requires renovation (\$456,060)(See additional comments) 2
- G. City of Chamblee Pedestrian Improvement Project – Chamblee Marta Station Area Pedestrian Improvements (\$75,000)(See additional comments) 3

- 2. *Total project cost is \$720,000. Additional CDBG funds (\$263,940) will be leveraged for the completion of this project*
- 3. *Total project cost is \$375,000. Other leveraged funds from the Department of Transportation (\$300,000) will be leveraged for the completion of this project*

CDBG 2009 Capital Improvement Projects



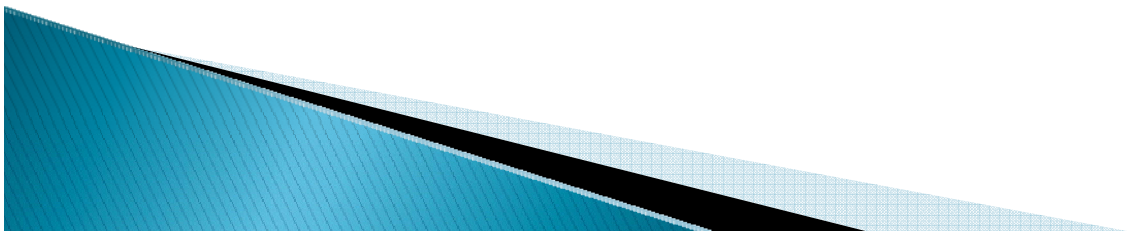
- ▶ **South DeKalb Police Precinct – Renovation of Facility**
(Formally Toys “R” Us Building) – (\$2,200,000) Proposed
2009 expenditure – (\$2,200,000)
- ▶ **DeKalb Technical College Foundation, Inc. – Renovation of
Adult Learning Center – Reroofing and Expansion of Facility.**
– (\$280,000) Proposed 2009 expenditure – (\$280,000)
- ▶ **South DeKalb Community Center/Candler Road Mixed Use
Revitalization Initiative – Land Acquisition, Architectural
Fees, Engineering, and Construction Cost – (\$6,600,000)**
Proposed 2009 expenditure –(\$1,100,000 CDBG)
(\$1,000,000 Section 108 Loan)



CDBG 2009

Capital Improvement Projects

- ▶ **North DeKalb Community Center** – Land Acquisition, Architectural Fees, Engineering, and Construction Cost – (\$6,000,000) Proposed 2009 expenditure – (\$2,500,000 CDBG) (\$500,000 Section 108 Loan)
- ▶ **Central DeKalb Senior Center** – Land acquisition, Architectural Fees, Engineering and Construction Cost – (\$5,000,000) Proposed 2009 expenditure – (\$500,000 Section 108 Loan)



Thank You

Citizens and interested parties are encouraged to visit DeKalb County's website, www.co.dekalb.ga.us/commdev/index.htm, for current information and continuing updates to these programs. Please visit our website on a regular basis.

