

NC Neighborhood Revitalization Program (CDBG)

Durham County is eligible to apply for up to \$750,000 from the NC Department of Commerce as part of their CDBG NC Neighborhood Revitalization program. The funds could only be used outside of Durham City limits. This grant opportunity was discussed with members of the Home Repair Collaborative to develop a proposal that would help address the affordable housing need in the county through leveraging the existing work of non-profit partners.

Overview of Funding Opportunity:

- NC Neighborhood Program is a \$10 million set-aside of CDBG funds
- Only non-entitlement governments are eligible (Durham County is eligible, City of Durham is not)
- Can apply for up to \$750,000 over a 30-month time period
- No matching fund requirement
- Must incorporate at least one of the three livability principles:
 - o **Promote equitable, affordable housing.** Expand location and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
 - o **Support existing communities.** Target federal funding toward existing communities - through strategies like transit-oriented, mixed-use development, and land recycling - to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.
 - o **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in health, safe, and walkable neighborhoods - rural, urban, or suburban.

Eligible Activities:

- Housing Development, Acquisition, Disposition, Clearance and remediation, Relocation, Rehabilitation
- Installation of public facilities and improvements (senior centers, housing for homeless, recreation facilities, parks, greenways, etc.).

Home Repair Collaborative:

- Partnership between Rebuilding Together of the Triangle, Durham Habitat for Humanity, Resources for Seniors, Reinvestment Partners, and Durham Community Land Trustees.
- Proposed changes to home repair delivery system:
 - o **Centralize housing intake:** Develop one standardized form that includes necessary information for all partners. Develop an online database where all applicants are entered in, and partners are able to review those who may be eligible for their programs. Hold bi-monthly meetings for partners to review new applications, completed repair assessments, and coordinate repair work. This process will allow for better tracking of homeowners, home repair needs, and waiting lists and will provide improved measurement of outcomes.
 - o **Centralize repair assessment:** Have one agency conduct a comprehensive repair assessment that includes prioritizing essential repairs and coordinating repair sequencing, with an ultimate goal of making the home eligible for weatherization. Currently, 50% of the applications Resources for Seniors receives for weatherization are deferred due to needing significant home repairs.
 - o **Increase funding:** Fund the coordination of the Home Repair Collaborative, and find additional funding sources to fill funding gaps. The increased coordination should help use existing funding sources more effectively, and identify where funding gaps remain.

Proposal:

- Apply for \$450,000 to provide home repairs for 12-15 homeowners over the 30-month grant period, at a cost of roughly \$30,000 per home.
- \$45,000 of grant funds would be used for grant administration costs, including coordinating the Home Repair Collaborative and general grant administration.
- Home Repair Collaborative partners are still exploring acquisition or development opportunities that could use additional grant funding.

Partnership:

- Triangle J COG to provide primary grant administration and coordination of Home Repair Collaborative
 - o Develop collaborative database, centralized intake form
 - o Facilitate bi-monthly meetings of the Home Repair Collaborative to review applications and repair assessments and coordinate repair work
- Support from Durham County staff for secondary grant administration
- Rebuilding Together of the Triangle to serve as rehab specialist to complete repair assessments and coordinate repair work

Project Administration:

If awarded, the grantee must meet minimal levels of supervision in implementing the project as follows:

- Administrators of the project will give written status reports to the elected board at a minimum quarterly.
- At least two persons from the local government will review invoices and requests for payment to ensure accuracy and to ensure costs are allowable.
- The local government manager reviews and signs off on all project reports.
- All project files will be maintained at the local government offices and made available to citizens during regular business hours.

Application & Submission Details:

- Application deadline is September 28th, 2018
- Requires two public hearings prior to application to receive input on proposal, tentatively set for August 14th and September 11th

Fair Housing Plan & Analysis of Impediments to Fair Housing Choice Study

- Required of all applicants with 10,000 persons or more.
- Durham's last Analysis to Impediments Study was completed in 2012
- Need to have a contract in place with a consultant to complete an update before submitting the application
- Documents must be updated within 4 months of application submission.
- Estimated cost is \$7-8,000 to prepare the update.