

NC Neighborhood Revitalization Program (CDBG)

Aspen Romeyn
Principal Planner, Triangle J Council of Governments
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Overview

- ▶ \$10 million in CDBG funds for the NC Neighborhood Program
- ▶ Only non-entitlement governments are eligible (does not include Durham City)
- ▶ 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:
 - ▶ **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.
 - ▶ **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.
 - ▶ **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
 - ▶ Public facilities include senior centers, housing for homeless, shelters for victims of domestic violence, transitional housing, recreation facilities
 - ▶ Improvements include parks, playgrounds, and greenways

Home Repair Collaborative

- ▶ Partnership of Rebuilding Together of the Triangle, Durham Habitat for Humanity, Resources for Seniors, Reinvestment Partners, and Durham Community Land Trustees
- ▶ Challenges:
 - ▶ Demand outpaces supply
 - ▶ Lack of coordination across programs
 - ▶ Need more funding
- ▶ Proposed changes to home repair delivery system:
 - ▶ Centralize housing intake – one form, database accessible to all partners
 - ▶ Centralize repair assessment – standardize with a goal of weatherization
 - ▶ Increase funding – fund coordination of Home Repair Collaborative, find additional funding sources to fill funding gaps

Proposal

- ▶ Rehabilitation of 12-15 homes owned by low-income homeowners
- ▶ Readies these houses for weatherization through Resources for Seniors
- ▶ Must be owner-occupied. Can be stick built, modular, or manufactured, but must be designated as real property.
- ▶ All rehabilitation financial assistance must be in the form of a loan.
 - ▶ Could be deferred, deferred forgivable, or amortized with low interest
- ▶ Apply for \$450,000
 - ▶ \$45,000 in administration costs to be used for Home Repair Collaborative coordination and general grant administration
 - ▶ \$405,000 to provide home repairs for 12-15 homeowners over 3 years, at a cost of roughly \$30,000/home.
- ▶ Are exploring acquisition or development opportunities that could use the additional \$300,000.

Partnership

- ▶ **Triangle J COG** to provide primary grant administration and coordination of Home Repair Collaborative
 - ▶ Develop collaborative database, centralized intake form
 - ▶ 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.

Questions? Comments?