

Neighborhood Stabilization Program (NSP) DeKalb County Quarterly Progress Report 4/1/2009 to 6/30/2009

GENERAL INFORMATION:

Title III of Division B of The Housing and Economic Recovery Act of 2008 (HERA) was approved July 30, 2008. The grant program under Title III is commonly referred to as the Neighborhood Stabilization Program (NSP). The Program provides emergency assistance to DeKalb County to acquire, rehabilitate, redevelop, and resell foreclosed properties that might otherwise become sources of abandonment and blight within communities. DeKalb County has been allocated \$18,545,013 in NSP funds to implement its local program. The NSP Substantial Amendment to the 2008-2012 Consolidated Plan, along with subsequent responses to questions from HUD, sets forth the County's plan to use NSP funds.

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.

OVERALL PROGRESS:

On July 14, 2009 the DeKalb County Board of Commissioners awarded the first Request For Proposal (RFP) of the NSP to the Atlanta Neighborhood Development Partnership, Inc (ANDP). ANDP will assist DeKalb County in implementing a portion of the NSP program. Since the submission of the NSP application to HUD, no homes have been purchased or rehabilitated as of the 6/30/2009 deadline for the first quarter reporting period. Even though we have not begun the property acquisition process, we have used the first quarter to engage critical stakeholders in the implementation planning phase as well as reach out to the community. We have received valuable information and direction.

A summary of our outreach efforts is set forth below.

- DeKalb County worked with the City of Atlanta and Fulton County for an initial kickoff meeting that we hosted in Decatur on **December 18, 2008**. We met with local non-profits and jurisdictions. The purpose of this meeting was to develop the most effective strategy to ensure that we have the best prepared potential homebuyers ready to acquire homes that will be available through the Neighborhood Stabilization Program. The regulations require at least eight (8) hours of housing counseling from a HUD approved housing counseling agency.

We see this as minimum preparation; that is not good enough. We want families to be more than ready to become a homeowner and prepared for the unknown that impact all of our lives! We want them to experience all of the “American Dream” of homeownership.

- A follow up meeting with the counseling agencies was held on **January 7, 2009**. The purpose of this meeting was to discuss the following agenda items:
 - Homebuyer standards set forth by NeighborWorks
 - Discussion topics that will be included in the education component
 - Discussion topics that will be included in the one-on-one counseling session
 - What measurable outcomes will be in place to track effectiveness
 - Responsibilities of potential homebuyer which can include homework assignments and next steps
 - Flexibility of education options for consumers
 - How will counseling agencies be compensated for their services
 - What will be fair compensation / commission for vendors

- On **January 15, 2009** the County submitted a “Letter of Interest” to Mr. Brian Williamson, Assistant Commissioner Community Development and Finance Department, Department of Community Affairs. This was a formal letter of interest to the State of Georgia to participate in the State Reallocation of NSP funds. Also attached for Mr. Williamson’s review was the NSP application submitted to HUD on November 25, 2008.

- On **January 31, 2009** the County hosted an NSP meeting from 10:00 am – 11:30 am at the Maloof Auditorium. The purpose of this meeting was to update the community/neighborhood leaders on the status of the Neighborhood Stabilization Program, discuss the importance of “stabilizing and sustaining neighborhoods,” discussed how we could work together and agree upon the next steps.

- On **February 14, 2009** DeKalb County hosted an information session for Real Estate Professionals. The City of Atlanta, Fulton County and other community partners collaborated in this session to update real estate professionals on the critical elements of NSP to help those better serve potential homeowners that are interested in the NSP. Representatives from HUD and all three jurisdictions were there to discuss their specific NSP applications.

- On **April 18, 2009** DeKalb County co-sponsored the “information session for persons interested in buying a home through the NSP in the city of Atlanta, Fulton and DeKalb County.” This session provided the public with basic information that they would need to know in order to move forward. You are not required to be a first time homeowner but if you buy a home through the NSP, the home must be your primary residence. Representatives from the city of Atlanta, Fulton and DeKalb County were present at this session.

- On **June 6, 2009** DeKalb County participated in two events:
 1. 2009 Housing Summit-Opportunity is knocking: Learn how to purchase, refinance and preserve your home. Held at Cobb Galleria www.2009housingsummit.eventbrite.com
 2. Get Money Wise – a free self-empowerment seminar, held at Porter Sanford III Performing Arts and Community Center. This was a very important event that was sponsored by the South DeKalb Church Federal Credit Union. National expert in financial empowerment, Kelvin Boston, was among several noted speakers that shared critical information with the audience. DeKalb County was pleased to be a sponsor of this event.

- On **June 13, 2009** DeKalb County participated in the Business and Housing Expo held at Atlanta Technical College, Main Campus. www.expo@dca.ga.gov

Another major accomplishment was the submittal of a regional application for the second round of NSP funds. The Atlanta Region NSP-2 Consortium consists of the Atlanta Regional Commission (ARC), the Atlanta Neighborhood Development Partnership (ANDP) and the suburban Atlanta counties of Clayton, **DeKalb**, Douglas, Gwinnett, Henry and Rockdale. All six counties are facing surging foreclosure vacancies which are largely the result of vacancies precipitated by nationally high rates of subprime lending in their geographies. These counties have been collaborating on their NSP-1 responses and see benefit in developing a coordinated approach for NSP-2. ARC, the regional planning and intergovernmental coordination agency for the 10-County Atlanta region, serves as the lead applicant and fiscal agent for the Consortium and will be responsible for the overall administration of an NSP-2 award from HUD. ARC will also ensure that NSP program activities are well-integrated with existing regional smart growth and transportation plans.

Atlanta Neighborhood Development Partnership (ANDP), a regional nonprofit with nearly 20 years experience in housing development, finance and advocacy, serves as a Consortium member and will assist in the overall coordination of the program and provide technical assistance, training and marketing services to ARC, counties and asset manager developers. ANDP has implemented a pre-NSP foreclosure acquisition, rehab and repopulation program and has developed relationships with high capacity subcontractors who will assist as program developers.

ACTION PLAN

The HUD Disaster Recovery Grant Reporting (DRGR) system was developed for grantees to identify activities funded under their Action Plans and Amendments along with budgets and performance goals for those activities. Once an Action Plan is submitted and approved, grantees can submit quarterly reports summarizing obligation, expenditures, drawdowns, and accomplishments for all their activities.

The following section is an Action Plan we submitted to HUD through Disaster Recovery Grant Reporting (DRGR) System. The following activities represent our proposed actions and budget. No homes have been purchased or rehabilitated as of 6/30/2009. When you review the next quarter report, you will see the accomplishments in each of these activities.

Grant Number: B-08-UN-13-0003

Grantee Name: DeKalb County, GA

Grant Amount: \$18,545,013.00

- [View Disaster Damage](#)

- [View Recovery Needs](#)

- [View Activities](#)

- 08-A1

- 08-A2

- 08-B1

- 08-B2

- 08-C

- 08-D

- 08-E

- 08-F

- [View Action Plan History](#)

Status: Reviewed and Approved

Disaster Damage:

Recovery Needs:

View Activities

Grantee Activity Number: 08-A1

Activity Title: Financing Mechanisms **Project:** Funding Mechanisms

Activity Type: Homeownership assistance to low- and moderate-income households

Activity Status: Planned

National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Projected Start Date: 09/01/2009

Total Budget, HUD Disaster Funds: \$4,550,020.00
Other Funds Total: \$0.00

Projected End Date: 09/30/2013

Total Funds Amount: \$4,550,020.00

Performance Measurement	Proposed Total	Low	Mod
# of Households benefitting	128		128

Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in DeKalb County NSP application.

Activity Description:

NSP funds will be used to establish funding mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties. The financing mechanisms will include but not be limited to: first and second mortgages (soft, hard, gap financing).

Grantee Activity Number: 08-A2

Activity Title: Funding Mechanisms—Affordable Rental Units 25% LH

Project: Funding Mechanisms

Activity Type: Rehabilitation/reconstruction of residential structures

Activity Status: Planned

National Objective: LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Projected Start Date: 09/01/2009

Projected End Date: 09/30/2013

Total Budget, HUD Disaster Funds: \$2,950,000.00

Other Funds Total: \$0.00

Total Funds Amount: \$2,950,000.00

Performance Measurement # of Properties	Proposed Total 1	Low	Mod
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Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in the DeKalb County NSP application

Activity Description:

NSP funds will be used to establish funding mechanisms for the purchase and redevelopment of foreclosed multi-family properties. The financing mechanisms will include but not be limited to: developer loans; rehabilitation loans and shared equity loans. The activity will benefit persons whose incomes are below 50% of AMI.

Grantee Activity Number: 08-B1

Activity Title: Purchase and Rehab of NSP Eligible Properties

Project: Purchase and Rehabilitate of NSP Eligible Properties

Activity Type: Rehabilitation/reconstruction of residential structures

Activity Status: Planned

National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Projected Start Date: 09/01/2009

Projected End Date: 09/30/2013

Total Budget, HUD Disaster Funds: \$5,940,492.00

Other Funds Total: \$0.00

Total Funds Amount: \$5,940,492.00

Performance Measurement # of housing units	Proposed Total 38	Low	Mod
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Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in the DeKalb County NSP application.

Activity Description:

NSP funds will be used to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell and redevelop such homes and properties.

Grantee Activity Number: 08-B2

Activity Title: Purch. & Rehab of NSP Eligible Properties - 25% LH

Project: Purchase and Rehabilitate of NSP Eligible Properties

Activity Type: Rehabilitation/reconstruction of residential structures

Activity Status: Planned

National Objective: LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Projected Start Date: 09/01/2009

Projected End Date: 09/30/2013

Total Budget, HUD Disaster Funds: \$1,750,000.00

Other Funds Total: \$0.00

Total Funds Amount: \$1,750,000.00

Performance Measurement	Proposed Total	Low	Mod
# of housing units	15		

Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in the DeKalb County NSP application.

Activity Description:

NSP funds will be used to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell and redevelop such homes and properties that will benefit persons whose incomes are below 50% of AMI.

Grantee Activity Number: 08-C

Activity Title: Establishment of Land Banks for Foreclosed Homes

Project: Establishment of Land Banks for Foreclosed Homes

Activity Type: Land Banking - Acquisition (NSP Only)

Activity Status: Planned

National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Projected Start Date: 09/01/2009

Projected End Date: 09/30/2013

Total Budget, HUD Disaster Funds: \$500,000.00

Other Funds Total: \$0.00

Total Funds Amount: \$500,000.00

Performance Measurement	Proposed Total	Low	Mod
# of Properties	4		

Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in the DeKalb County NSP application.

Activity Description:

NSP funds will be used to acquire through a partnering agency foreclosed homes at the lowest possible price in the "Areas of Greatest Need". The partnering agency will hold the properties for future development and use. They will maintain, assemble, redevelop, market and dispose of land banked properties.

Grantee Activity Number: 08-D

Activity Title: Demolition of Blighted Structures

Project: Demolition of Blighted Structures

Activity Type: Clearance and Demolition

Activity Status: Planned

National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Projected Start Date: 09/01/2009

Projected End Date: 09/30/2013

Total Budget, HUD Disaster Funds: \$500,000.00

Other Funds Total: \$0.00

Total Funds Amount: \$500,000.00

Performance Measurement	Proposed Total	Low	Mod
# of housing units	28		

Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in the DeKalb County NSP application.

Activity Description:

DeKalb County will contract with a partnering agency to clear, demolish, and remove buildings and improvements. Consideration will be given to buildings that pose safety concerns and violate environmental standards in the neighborhoods. This activity may also include the movement of structures to other sites. Demolition will only be used in areas where stabilization is needed.

Grantee Activity Number: 08-E

Activity Title: Redevelop Demolished or Vacant Properties

Project: Redevelop Demolished or Vacant Properties

Activity Type: Construction of new replacement housing

Activity Status: Planned

National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Projected Start Date: 09/01/2009

Projected End Date: 09/30/2013

Total Budget, HUD Disaster Funds: \$500,000.00

Other Funds Total: \$0.00

Total Funds Amount: \$500,000.00

Performance Measurement # of housing units	Proposed Total	Low	Mod
	4		

Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in the DeKalb County NSP application.

Activity Description:

DeKalb County will collaborate with strategic partners that work to provide affordable housing to families that are eligible under NSP requirements. The County will implement redevelopment activities using NSP funding. These activities will take into consideration the buyer selection process, sale price of property, continued affordability, and tenure of benefit.

Grantee Activity Number: 08-F

Activity Title: Administration

Project: Administration

Activity Type: Administration

Activity Status: Planned

National Objective: Not Applicable - (for Planning/Administration or Un-programmed Funds only)

Projected Start Date: 09/01/2009

Projected End Date: 09/30/2013

Total Budget, HUD Disaster Funds: \$1,854,501.00

Other Funds Total: \$0.00

Total Funds Amount: \$1,854,501.00

Responsible Organization: DeKalb County Government

Location Description: The areas of greatest need identified in the DeKalb County NSP application.

Activity Description:

DeKalb County will use the funds for planning, administration and implementation of NSP related projects/activities.

Special Thanks to Our Sponsoring Organizations



GET moneywise

A FREE SELF-EMPOWERMENT SEMINAR



Saturday, June 6, 2009
9:00 am to 4:00 pm
Porter Sanford III Performing
Arts and Community Center
3181 Rainbow Drive
Decatur, GA



**GET
moneywise**
A FREE SELF-EMPOWERMENT SEMINAR

FEATURING

Kelvin Boston

PBS Television MONEYWISE Host and Award Winning Author of "Smart Money Moves for African Americans" and "Who's Afraid to be a Millionaire"

Welcome

Burrell Ellis
DeKalb County CEO

Prayer

Reverend Dennis W. Mitchell
Senior Pastor, Greenforest Community Baptist Church

Introduction of Keynote Speaker

Robert Stanley, Sr.
Chairman of the Board
South DeKalb Church Federal Credit Union

Keynote Address

Kelvin Boston,
CEO, Boston Media
Host of PBS Television Series *Moneywise*

Presentation of Panelists

Bonnie Wilkins,
President/CEO
South DeKalb Church Federal Credit Union

Moneywise Panel Discussion I

Financial Literacy Education

Lee Davis, CFP
Foundation for Financial Planning

Jessica Hill
DeKalb County Department Head
UGA County Extension Coordinator
DeKalb County Cooperative Extension

Reverend Carl McCluster
Managing Director
F.R.E.E.D.O.M.

Thomas Stokes
Community Affairs Specialist
Federal Deposit Insurance Corporation

Special Guest

Kenneth Reaves
Founder, Chairman, CEO
Ask the Wiz Wealth Institute, Inc

Moneywise Panel Discussion II

Buying and Keeping Your Home

Chapman Walsh
Mortgage Counselor
Greenforest Community Development Corporation

Ralph White, Jr.
Mortgage Specialist
South DeKalb Church Federal Credit Union

Reverend Carl McCluster
Managing Director
F.R.E.E.D.O.M.

Lunch and Market Place Open

Faith Leadership Roundtable
Facilitated By: F.R.E.E.D.O.M

Special Guest Remarks

Open Forum Q&A

Thank You and Closing Prayer