



Community Development

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Overview

- COVID-19 Response
- FY21 Operations
- Budget Highlights
- Uncertainties

COVID-19 Response

- CDBG - \$1,202,601
- ESG - \$ 606,383
- HOPWA -\$ 70,340
- HOME - \$ 162,500
- DHF - \$ 300,000

New Challenges in the COVID Era

- Impact of economic downturn
 - Increased fundraising challenges for nonprofits
 - Impact on housing finance, e.g. decline in tax credit pricing, potential decline in lending
 - Potential impacts on construction costs and overall housing market unclear at this point
- Need for new safety protocols, e.g.:
 - Emergency shelters and other homeless services
 - Rehab and repair of occupied units
 - Use of volunteers (e.g. Habitat)

Implementation of Bond Program

- Impact of COVID and economic downturn
 - Small amount of funding (<\$500k) reprogrammed to COVID response
 - Potential need to fill funding gaps created by LIHTC market downturn or prior crises (e.g. McDougald Terrace response) could have further impacts
 - Need to assess impact of market change on large redevelopment projects (e.g. DHA)
- CDD will continue to monitor and update City leadership over coming year

FY21 Operations

Homelessness

- Continued COVID-19 response
 - Addressing impacts on shelter capacity
 - Shoring up provider capacity
- Stabilization of system after period of rapid change
 - Stabilize funding levels
 - Strengthen and refine system infrastructure (coordinated entry, unsheltered coordinating agency, permanent housing placement) including provider training and technical assistance
 - Update governance structure

FY21 Operations

Multifamily Production

- \$15M Request for Proposal (RFP) issued
- Durham Housing Authority
 - J.J. Henderson Tower rehabilitation - \$2.9 M
 - J.J. Henderson new construction - \$3.0 M
 - 2020 9% LIHTC applications – Elizabeth Street \$1.5M, Commerce Street \$1.1 M
 - Operating grant - \$1,975,000
 - Relocation grant - \$700,000

FY21 Operations

Neighborhood Stabilization

- Public Services
 - CDD/OEWD/DHA Employment Pilot
 - Eviction Diversion
 - Property tax outreach
- Housing Production and Preservation
 - Downpayment Assistance
 - Minor repair and substantial rehabilitation
 - HUD Lead Grant
 - New construction/preservation of neighborhood scale projects
 - Financing Pilot: NOAH Preservation/ADUs

Longtime Homeowner Grant Program

- Eligible homeowners must have annual incomes that are less than or equal to 80% of the Area Median Income.
- Properties must be located in the Southside, NECD, or SWCD target areas and within 500 feet of a City housing investment that occurred between 2010 and 2015.
- The homeowner must have owned and occupied the property as their primary residence since July 1, 2012.
- The program was approved by City Council for the 2016, 2017 and 2018 real property tax years. The grant amount is the difference between the 2015 property tax obligation and that of the 2016, 2017, or 2018 property tax obligations.

Longtime Homeowner Grant Program

2018 Tax Year

- Applications Received: 32
(3 received while working remotely)
- Approved: 15
- Declined: 10
- Incomplete: 5
- Not reviewed: 2

Applications will be accepted until June 30, 2020.

New Positions

- Contracts and Compliance Associate Business Services Analyst

Budget Highlights

- CARES Funding is one-time funding

Resource Allocation Table (Dedicated Housing Fund)

<i>Dedicated Housing Fund</i>	Actual FY 2017-18	Actual FY 2018-19	Adopted FY 2019-20	Revised FY 2019-20	YTD FY 2019-20	Estimated FY 2019-20	Proposed FY 2020-21	Change
Revenues								
General Property Taxes	\$ 5,779,195	\$ 6,038,282	\$ 6,953,774	\$ 6,953,774	\$ 7,080,209	\$ 6,953,774	\$ 7,114,686	2.3%
Other Revenues	150,369	378,252	226,000	226,000	380,402	226,000	226,000	0.0%
Transfer from Other Funds	-	932,047	-	-	-	-	-	0.0%
Appropriation from Fund Balance	-	-	5,712,746	14,024,671	-	10,352,671	-	-100.0%
Total Revenues	\$ 5,929,564	\$ 7,348,581	\$ 12,892,520	\$ 21,204,445	\$ 7,460,611	\$ 17,532,445	\$ 7,340,686	-43.1%
Full Time Equivalents	1	1	5	5	5	5	6	1
Part Time	-	-	-	-	-	-	-	-
Appropriations								
Personal Services	\$ 78,507	\$ 82,434	\$ 255,988	\$ 255,988	\$ 130,647	\$ 255,988	\$ 485,996	89.9%
Operating	153,748	1,308,221	12,636,532	17,276,457	5,113,410	17,276,457	6,854,690	-45.8%
Capital and Other	-	-	-	-	-	-	-	0.0%
Transfers to Other Funds	704,284	-	-	3,672,000	-	-	-	0.0%
Transfer to Fund Balance	4,993,025	5,957,926	-	-	-	-	-	0.0%
Total Appropriations	\$ 5,929,564	\$ 7,348,581	\$ 12,892,520	\$ 21,204,445	\$ 5,244,057	\$ 17,532,445	\$ 7,340,686	-43.1%
Departmental Appropriations								
Community Development	\$ 1,142,262	\$ 1,348,973	\$ 12,812,552	\$ 21,124,477	\$ 5,166,845	\$ 17,452,477	\$ 7,258,319	-43.3%
Nondepartmental Appropriations*	4,787,302	5,999,608	79,968	79,968	77,212	79,968	82,367	3.0%
Total Appropriations	\$ 5,929,564	\$ 7,348,581	\$ 12,892,520	\$ 21,204,445	\$ 5,244,057	\$ 17,532,445	\$ 7,340,686	-43.1%
<i>*Includes tax contract fees with County and transfers to fund balance</i>								

Resource Allocation Table (All Sources)

<i>DCD - All Sources</i>	Actual FY 2017-18	Actual FY 2018-19	Adopted FY 2019-20	Revised FY 2019-20	YTD FY 2019-20	Estimated FY 2019-20	Proposed FY 2020-21	Change
Appropriations								
Personal Services	\$ 1,986,325	\$ 2,323,412	\$ 2,614,536	\$ 2,614,536	\$ 2,611,533	\$ 2,614,536	\$ 2,968,369	13.5%
Operating	3,585,338	3,511,278	19,334,277	27,646,718	13,585,972	27,649,143	13,449,835	-30.4%
Capital and Other	-	-	-	-	-	-	-	0.0%
Transfers	5,697,309	5,957,926	-	3,672,000	-	-	-	0.0%
Total Appropriations	\$ 11,268,972	\$ 11,792,616	\$ 21,948,813	\$ 33,933,254	\$ 16,197,505	\$ 30,263,679	\$ 16,418,204	-25.2%
Full Time Equivalents	23	25	29	29	29	29	30	1
Part Time	-	-	-	-	-	-	-	-
Revenues								
Discretionary Program	\$ 1,818,982	\$ 2,075,846	\$ 2,225,101	\$ 2,246,990	\$ 2,218,599	\$ 2,249,415	\$ 2,330,091	4.7%
	-	-	-	-	-	-	-	0.0%
Total General Fund	\$ 1,818,982	\$ 2,075,846	\$ 2,225,101	\$ 2,246,990	\$ 2,218,599	\$ 2,249,415	\$ 2,330,091	4.7%
Dedicated Housing Fund	5,929,564	7,348,581	12,892,520	21,204,445	7,460,611	17,532,445	7,258,319	-43.7%
Grants	3,520,426	2,368,187	6,831,192	10,481,819	8,734,849	10,481,819	6,829,794	0.0%
Total Revenue	\$ 11,268,972	\$ 11,792,614	\$ 21,948,813	\$ 33,933,254	\$ 18,414,059	\$ 30,263,679	\$ 16,418,204	-25.2%

Questions?