



For Immediate Release

National Community Development Association

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THE NATIONAL COMMUNITY DEVELOPMENT ASSOCIATION BESTOWS THE 2018 AUDREY NELSON COMMUNITY DEVELOPMENT ACHIEVEMENT AWARD

WASHINGTON, DC -

On January 26, 2018, the National Community Development Association (NCDA) recognized the winners of the 2018 Audrey Nelson Community Development Achievement Award during a luncheon at the 49th NCDA Winter Conference in Washington, DC.

NCDA

NCDA is a non-partisan, national non-profit membership-based organization that represents local government departments across the country that administer federally-supported community and economic development and affordable housing programs. NCDA is an association of people committed to assist local governments to achieve high quality, locally-responsive programs for making communities better places in which to live and work, particularly for low- and moderate-income people.

Audrey Nelson

2018 marks the 31st anniversary of the National Community Development Association's (NCDA) Audrey Nelson Community Development Achievement Awards. In 1987, NCDA established the awards to recognize exemplary uses of CDBG funds. The award is named in honor of Audrey Nelson. Audrey was the first Deputy Executive Secretary of NCDA. She grew up in an inner-city Chicago neighborhood which was a target area for the local Model Cities Program, a precursor to the CDBG program. Her intense commitment to her neighborhood, her local program efforts, and her drive to serve low-income people was cut short by death from cancer at the age of 29.

We are proud to continue these awards in Audrey's name to honor communities which exemplify outstanding achievement in service to neighborhoods and their lower-income residents through their innovative and exemplary use of CDBG (including Section 108) funds.

CDBG Program

The Community Development Block Grant (CDBG) Program was enacted in 1974 under the Housing and Community Development Act. It remains one of the most important resources for State and local governments and their partners to use in devising flexible solutions to meet community development need. The CDBG program provides grants to over 1,200 State and local governments and funds activities such as housing rehabilitation, business assistance, senior services, and infrastructure – to name a few. These activities are primarily targeted to low-income and moderate-income persons and households. Every \$1.00 of CDBG leverages another \$4.11 in other funding; bringing additional resources to communities that support jobs, businesses and, most importantly, the people who live there.

Audrey Nelson Award Winners

Davenport, IA – 501 Brady Project

The impetus of this project was the City's desire to spur development in a high profile vacant lot adjacent to downtown. The 501 Brady Project represents the first new construction of housing in the downtown area in decades. The three-story, 24-unit apartment building provides mixed-income housing in the heart of downtown Davenport.

The project highlights the necessary synergy between affordable housing development and storm water management. As a city located along the banks of the Mississippi River, the downtown – and the site – often suffered flooding. To attract developers to the site, the city had to mitigate the flooding by developing a permeable system that filters and directs storm water into underground aquifers rather than into storm sewers. Project streetscaping also includes planting pits in the sidewalk boulevard. These pits serve dual functions as the retention pits that tie the building's downspouts into the permeable paving system and as planting areas for drought tolerant native grasses that help to retain and filter water runoff from the building's roof.

The developer was interested in the site at the same time that a local-nonprofit group was considering the same parcel for a Martin Luther King, Jr. memorial plaza. The two entities were able to work together to share the site, with the developer shrinking the footprint of the building to accommodate a smaller plaza and providing storefront space on the first floor for an interpretive center to complement the memorial.

The project is located within walking distance to shopping, entertainment and businesses. The project is knit into the fabric of downtown Davenport by continuing a model of repairing blighted areas with federal funding, raising surrounding property values, and attracting private market rate development into the area. Total project investment was \$6.2 million; with \$3.3 million in CDBG and \$300,000 in HOME funds provided.

Waterloo, IA – Grand Crossing Condominiums Project

As Waterloo continues to revitalize its downtown, the Grand Crossing development project is an important component to the continued improvements in the City's Riverfront district. The development provides the first new affordable housing to the City in years. The Grand Crossing project consists of 68 new rental units, including 36 low-income units. The Grand Crossing development project replaces a previously derelict hotel that stood at the site prior to demolition in 2010, ensuring that new and improved infill development continues at that location.

"These new, high-quality units are a significant boost to our affordable housing inventory. They also demonstrate to developers that demand exists for these types of projects," says Rudy Jones, Director of Waterloo Community Development. "It is an excellent example of successful low-income and market rate mixing as they reduce stigma and raise the standard of affordable housing in the community."

The Grand Crossing project used a variety of both public and private funding sources. The City of Waterloo awarded CDBG Disaster Recovery Housing Funds from the Iowa Economic Development Authority. The total CDBG funds used were approximately 30% of the total project costs. The project also utilized a Brownfield Tax Credit to ready the formerly contaminated site that was home to a derelict hotel structure. The remainder of the funding was a mix of both private loans and equity provided by Dahlstrom Real Estate, LLC.

"When we help provide safe, affordable, comfortable housing, we bring stability to our children, security to our seniors, a hand up to those striving for a better life, and a sense of pride in our people. Waterloo does this and more by providing innovative solutions to housing challenges thanks in part to Community Development Block Grant funding," says Waterloo Mayor Quentin Hart. "CDBG is an excellent example of federal-local partnership that directly and significantly improves the quality of life of real people, bringing the American dream one step closer for many."

Canton, OH – Opiate Prevention

Similar to other areas in Ohio, Canton has seen a dramatic increase in opioid use and addiction. The City of Canton Opiate Prevention, Outreach and Recovery Supports Project is a collaboration of StarkMHAR, City of Canton Community Development Department, City of Canton School District, City of Canton Police Department, and Stop Heroin From Killing Committee. The purpose of the project is to engage the public to prevent opiate use and empower community members to help save lives by recognizing and responding to warning signs.

“We are so pleased NCDCA is recognizing the efforts of the City to protect our youth and provide education on the real dangers of prescription abuse and misuse,” said Canton Mayor Thomas Bernabei.

Specialized marketing and resource materials were created with 32 Canton City school teachers being trained to deliver SAFe HOME (Students and Families Engaged to Halt Opioid Misuse) curriculum to students in grade 5, 8 and 10. Approximately 300-500 youth and families received opiate prevention resources at community events.

Overdose fatalities in Stark County and the surrounding area region have increased at an alarming rate. Since 2003, the number of unintentional drug overdose deaths in Stark County has risen from 10 to 105 in 2016, an increase of more than 950%. Overdose deaths in 2017 are trending down from 2016. Initiatives such as the City of Canton partnership may be helping decrease these numbers.

Alexandria, VA – Substantial Rehabilitation of Community Lodgings, Inc.

The renovation of the six-unit apartment building addressed the critical need to preserve the City’s stock of affordable housing, particularly for underserved families in Alexandria, many of whom have fled domestic violence or are chronically homeless. Since the building was constructed in 1940 and then purchased by CLI in 1991, periodic updates and improvements were made to maintain the property, but in 2016 it was determined that the units required complete renovation to continue serving at-risk families. A collaborative effort between CLI, the City of Alexandria Community Development Block Grant program, HomeAid of Northern Virginia, BB&T, and four local homebuilders and their network of trade partners helped transform the six-unit affordable housing apartment building into seven units with modern appliances and updated green building systems.

This project is cited as an example of how federal funding administered through local governments and local homebuilders can support affordable housing and work with public and other private entities to reduce homelessness and promote housing affordability for families in Alexandria. By addressing critical housing needs, this partnership supports vulnerable families in rebuilding their lives and achieving self-sufficiency.