

# ANDP HOME SOUTH DEKALB



100 newly renovated, single-family homes



Focus on green, healthy renovation standards



Homebuyer down payment assistance



Capital for community development



Engaging resident leaders to strengthen neighborhoods



Collaborating with housing, community, and governmental entities



Partnering to improve health, equity and economic outcomes in South DeKalb.

ANDP has launched Home South DeKalb, a three-year initiative to lift homeownership rates, restore family wealth, increase neighborhood stability, and improve resident health and wellness outcomes in South DeKalb. Through the initiative, ANDP will invest \$20 million of its existing and new capital to improve areas hardest hit by the foreclosure crisis, especially those neighborhoods impacted by the lingering effects of negative equity. A critical component of ANDP's Home South DeKalb initiative is the innovative partnership with DeKalb County Government. ANDP and DeKalb County are aligning resources to make the most positive community and neighborhood impact. Specifically, the initiative will coordinate with DeKalb County to ensure that county programs and services are leveraged to improve resident quality of life and neighborhood stability.



ATLANTA  
NEIGHBORHOOD  
DEVELOPMENT  
PARTNERSHIP, INC.  
Building the region's future,  
neighborhood by neighborhood

## AFFORDABLE HOUSING



During the Home South DeKalb Initiative, ANDP will acquire, renovate and sell at least 100 homes in South DeKalb!



Our renovation of homes in South DeKalb will focus on long-term sustainability and affordability of the home through enhanced green and healthy standards.



For many families, achieving the dream of homeownership means clearing the difficult hurdle of saving for the mortgage down payment. ANDP continues to work with local, state and national organizations to identify down payment resources. We will work with homebuyers to ensure they are aware of all available down payment assistance options.

## FREQUENTLY ASKED QUESTIONS - HOMEBUYERS

**Q: WHERE CAN I SEE ANDP HOMES AVAILABLE FOR SALE IN SOUTH DEKALB?**

**A:** As we acquire and renovate South DeKalb homes, they will be listed for sale at [www.andphomes.org/search](http://www.andphomes.org/search). When the homes are priced, your real estate professional will find the homes listed on FMLS.

**Q: WHO CAN PARTICIPATE?**

**A:** Any homebuyer interested in purchasing a home from ANDP must have a total household income at or below 120 percent of Area Median Income (AMI) to participate in the program. See the Maximum Household Income table on page 4.

**Q: HOW DO I PARTICIPATE?**

**A:** There is no special application process to participate in the program, but there are a few key requirements. In addition to the income limit mentioned above, homebuyers are also required to take a Homebuyer Education Class from a HUD-approved housing counseling agency. Details at [www.andphomes.org/homebuyer](http://www.andphomes.org/homebuyer). Homebuyers are required to purchase the home using an approved ANDP lender. See the full list of lenders at [www.andphomes.org/financing](http://www.andphomes.org/financing).

**Q: WHAT IS THE PROCESS?**

**A.** Here are the recommended homebuying steps to follow:

- Schedule a homebuyer education course and speak with a counselor about your financial readiness for homeownership (credit score, budget, etc.).
- Speak with an ANDP lender and get pre-approved for a home mortgage.
- Identify a real estate professional to guide you through the process, preferably one that understands affordable housing programs.
- Begin to identify down payment assistance options (see below).
- Identify a home, make an offer, sign a contract and close on the purchase.

Many of these steps can be taken simultaneously. For more expanded details about the homebuying process, visit [www.andphomes.org/start](http://www.andphomes.org/start). Please see our list of homes at [www.andphomes.org/search](http://www.andphomes.org/search) or call us at 404-420-1600.

**Q: WHERE CAN I GET DOWN PAYMENT ASSISTANCE (DPA)?**

**A.** Homes listed at [www.andphomes.org/search](http://www.andphomes.org/search) in the “HOME Program” category, come with DPA. Homes in the “Partner” category do not come with DPA. We recommend you explore the following DPA programs:

- ANDP Veterans Program - [www.andphomes.org/veterans](http://www.andphomes.org/veterans)
- NeighborhoodLIFT (limited time program) - [www.andpi.org/lift](http://www.andpi.org/lift)
- WE DeKalb - <https://www.decidedekalb.com/what-we-do/we-dekalb.stml>
- GA Dream 2nd Standard
- GA Dream 2nd Standard - Targeted
- GA Dream Hardest Hit Funds DPA programs  
<https://dca.ga.gov/safe-affordable-housing/homeownership/georgia-dream>
- And search other programs at [www.downpaymentresource.com](http://www.downpaymentresource.com)

For more expanded details about down payment assistance, visit [www.andphomes.org/dpa](http://www.andphomes.org/dpa)

**Q: WHAT IF I CAN'T GET PRE-APPROVED FOR A MORTGAGE OR CAN'T SECURE DOWNPAYMENT ASSISTANCE?**

**A:** In the event you are not able to get pre-approved for a mortgage, or you are not able to purchase a home without down payment assistance, we recommend that you meet with a HUD-approved, homebuyer counseling agency to discuss what steps are needed to move you toward financial readiness. To find a HUD-approved housing counseling agency near you, visit [www.andphomes.org/homebuyer](http://www.andphomes.org/homebuyer). ANDP is also piloting a lease-purchase program that may be a fit for near-ready homebuyers.

*COMING SOON: A detailed South DeKalb Resource Guide, which will include expanded topics on the homebuying process and more. When complete, the guide will be available in print and online at [www.HomeSouthDeKalb.org](http://www.HomeSouthDeKalb.org)*

## FREQUENTLY ASKED QUESTIONS - CAPITAL FOR DEVELOPMENT

### Q: WHO DOES THE LOAN FUND SERVE?

A: ANDP Loan Fund capital is designed to address market gaps and minimize barriers to entry into the traditional lending sector. Our borrowers are developers building homes that are affordable to people earning up to 120% of the Area Median Income (AMI). We prioritize projects that are located in communities where residents can thrive by accessing job centers, public transit and quality education facilities.

### Q: WHAT FINANCING PRODUCTS ARE AVAILABLE?

A: The ANDP Loan Fund offers the following loan products. Predevelopment: Funds to support project planning, soft costs and predevelopment activities; Acquisition: Funds to acquire real property in order to create, stabilize, and/or preserve low- to moderate-income housing; Construction: Funds for new construction or rehabilitation; Bridge: Funds to provide bridge financing until receipt of committed capital sources; Mini-Permanent: loan term, or a loan with a term longer than 36 months but shorter than 15 years.

### Q: WHAT LOAN AMOUNTS ARE AVAILABLE?

A. The ANDP Loan Fund typically provides financing between \$250,000 and \$1 million.

### Q: WHAT IF MY CAPITAL NEEDS ARE GREATER THAN \$1 MILLION?

A: ANDP has an innovative partnership with Reinvestment Fund, one of the nation's largest CDFI loan funds. In partnership with Reinvestment Fund, we may be able to accommodate larger requests for capital.

### Q: I'M READY FOR CAPITAL. WHAT ARE MY NEXT STEPS?

A. We recommend you share more about your project using our online tool. Visit [www.andpi.org/loanfund](http://www.andpi.org/loanfund) and click on the "Tell Us More" button and answer the questions.

*COMING SOON: A detailed South DeKalb Resource Guide, which will include expanded topics on the community development and small business resources. When complete, the guide will be available in print and online at [www.HomeSouthDeKalb.org](http://www.HomeSouthDeKalb.org)*

## CAPITAL FOR DEVELOPMENT



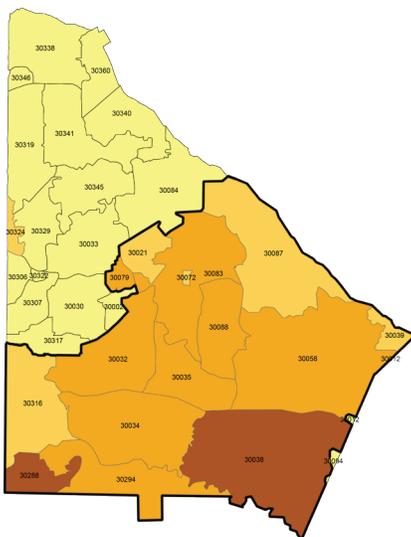
The ANDP Loan Fund provides financing for community development projects. In our history, we supported the creation of more than 5,300 units of housing. We can provide up to \$1 million in financing. We aim to deploy more capital to support South DeKalb communities.



Does your project need more than \$1M in financing? Our partnership with Reinvestment Fund might be able to help.

WHAT IS A CDFI? Community Development Financial Institutions (CDFIs) are U.S. Treasury-certified, mission-driven, financial institutions that are dedicated to providing financial services to meet the community development needs of underserved communities. The ANDP Loan Fund operates as a community development loan fund that specializes in deploying capital for affordable housing, mixed-income, and mixed-use projects throughout metropolitan Atlanta.

## HOME SOUTH DEKALB TARGET AREA



More than 10 years after the start of the crisis, metro Atlanta families and neighborhoods continue to struggle with the aftermath of underwater home values and disinvestment. South DeKalb lost more than 18,000 homeowners during the crisis and nearly one in three of its homeowners owe more on their mortgages than their homes are worth. The Home South DeKalb initiative will focus primarily in the following zip codes.

30021	30039	30087
30032	30058	30088
30034	30072	30288
30035	30079	30294
30038	30083	30316

## CONTACT US

Questions about Home South DeKalb? Contact:

James Cromartie  
[jcromartie@andpi.org](mailto:jcromartie@andpi.org)  
404-420-1597

ANDP, Inc.  
229 Peachtree St NE Ste 705  
Atlanta, GA 30303  
[@andpinc](http://@andpinc)

Follow the Home South DeKalb initiative online at:  
[www.HomeSouthDeKalb.org](http://www.HomeSouthDeKalb.org)

# NEIGHBORHOOD ENGAGEMENT



Strong neighborhoods have engaged residents. More than 400 resident leaders around metro Atlanta have participated in our Neighbors Together training. We look forward to engaging more South DeKalb neighborhood leaders.



No single organization has all the answers to community development needs. We are collaborating with DeKalb County housing, community, and governmental entities to maximize efforts to strengthen neighborhoods and improve quality of life.



Each year we learn more about how the home environment impacts our lives. We are committed to working with a broader network of health, education and other stakeholders to improve health, equity and economic outcomes in South DeKalb.

## FREQUENTLY ASKED QUESTIONS - COMMUNITY ENGAGEMENT

**Q: HOW DOES ANDP ENGAGE WITH NEIGHBORHOOD RESIDENTS AND LEADERS?**

**A:** ANDP engages leaders through its Neighbors Together program, an annual training event; quarterly Stable Neighborhoods Newsletter; and ongoing communication and support, with an emphasis on neighborhood stabilization efforts. Details at [www.andpi.org/nt](http://www.andpi.org/nt).

**Q: WHAT TYPE OF TRAINING IS OFFERED THROUGH ANDP AND NEIGHBORS TOGETHER?**

**A:** Neighborhood Branding and Marketing, Property Law & Code Enforcement, Public Safety, Strengthening Relationships with Law Enforcement, Connecting School and Community, Neighborhood Advocacy with Elected Officials, Foreclosure Mitigation Programs, and more. Also, as a Chartered Member of NeighborWorks America, ANDP has access to ongoing training opportunities from NeighborWorks America, the leading community development network.

**Q: HOW DOES ANDP WORK WITH OTHER NEIGHBORHOOD FOCUSED ORGANIZATIONS**

**A:** ANDP will work with DeKalb County Community Development Department and DeKalb Sustainable Neighborhoods Initiative to support their cross-sector efforts to improve quality of life in DeKalb Neighborhoods.

**Q: I'M A COMMUNITY LEADER OR CONCERNED CITIZEN AND I WOULD LIKE TO PARTICIPATE IN NEIGHBORS TOGETHER. WHAT ARE MY NEXT STEPS?**

**A:** To inquire about participating in Neighbors Together, please contact Susan Adams at [sadams@andpi.org](mailto:sadams@andpi.org).

*COMING SOON: A detailed South DeKalb Resource Guide, which will include expanded topics on how to help improve your neighborhood and get more involved with the community. When complete, the guide will be available in print and online at [www.HomeSouthDeKalb.org](http://www.HomeSouthDeKalb.org)*

## Coming Soon: The South DeKalb Resource Guide

As a part of this initiative, ANDP and DeKalb County are compiling a "Resource Guide" with detailed information regarding:

- The Homebuying Process
- Affordable Home Sales
- Homebuyer Education
- Down Payment Assistance
- Mortgage Lending
- Capital for Community Development
- Small Business Development
- Blight & Beautification
- DeKalb County SPLOST Program

When complete, the guide will be available in print form as well as online at [www.HomeSouthDeKalb.org](http://www.HomeSouthDeKalb.org).

## MAXIMUM HOUSEHOLD INCOME ALLOWED

ANDP sells homes only to low- and moderate-income households. We use income limits established annually by HUD to qualify participants in our programs. The table to the right indicates the maximum household income allowed, based on number in household.

Number in Household	80% of AMI For "HOME" Program	120% of AMI - For NSP, Partner Homes (Incl. Home South DeKalb) & Veteran Programs
1	\$41,900	\$62,850
2	\$47,900	\$71,850
3	\$53,900	\$80,850
4	\$59,850	\$89,775
5	\$64,650	\$96,975

