



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2024-0987

Substitute

9/24/2024

Public Hearing: YES NO

Department: Public Works - Roads & Drainage

SUBJECT:

Commission District(s): All Districts

GEFA Stormwater Loan

Information Contact: Peggy V. Allen

Phone Number: (404) 294-2878

PURPOSE:

To accept the Georgia Environmental Finance Authority (GEFA) Loan No. CW-2023-031 in the amount of \$10,000,000 and to authorize the Chief Executive Officer to execute all necessary documents.

NEED/IMPACT:

The County submitted a GEFA loan application to fund several stormwater drainage system repair and improvement projects throughout DeKalb County. GEFA approved a loan in the amount of \$10,000,000.

The total construction cost for the identified stormwater drainage system projects is estimated at \$34.8 million. It is recommended to borrow \$10 million from GEFA to help defray the cost of the projects.

The loan is part of a long-term strategy to maximize the benefits of leverage with GEFA as well as other Federal funding sources. The benefits include, but are not limited to, lower than market interest rates and increased structure flexibility. The Stormwater drainage system projects included in the loan are necessary due either to high priority ranking due to the severity of the defect or the need to mitigate the impact on other stormwater structures and the community. The stormwater drainage projects included in the loan are scheduled for repair based on previous assessments and prioritization.

FISCAL IMPACT:

GEFA's one-time fee is approximately \$150,000. Additional Cost of Issuance (COI) fees are approximately \$20,000. A net interest cost (NIC) of 2.90% vs the estimated market 3.95% approximates \$2.9 million in savings. The loan is 20 years

RECOMMENDATION:

Accept the Georgia Environmental Finance Authority (GEFA) Loan No. CW-2023-031 in the principal amount of \$10,000,000, bearing interest at 2.90% per annum and amortizing principal over a 20-year period (beginning not later than April 1, 2028) and authorize the Chief Executive Officer to execute all necessary loan documents.

**A RESOLUTION TO ESTABLISH THE FRAMEWORK
FOR A HOUSING PLAN FOR DEKALB COUNTY**

WHEREAS, it is in the public interest of DeKalb County government to ensure economically accessible, safe and healthy housing for all of its residents; and

WHEREAS, it is in DeKalb County's economic interests to promote the preservation and production of economically accessible, safe and healthy housing throughout the county; and

WHEREAS, DeKalb County is experiencing a surge in the cost of renting and owning a home, whereby the cost of purchasing a home has doubled or tripled since 2013 in almost all DeKalb communities, and average rents per square foot have more risen more than 50% during the same period; and

WHEREAS, since 2018 the appreciation of wages has lagged behind that of rents and property values; and

WHEREAS, more than 50% of DeKalb County households who rent their home are cost burdened, meaning more than 30% of household income is spent on housing costs, and over 25% of DeKalb County households who rent their home are *severely* cost burdened meaning more than 50% of household income is spent on housing costs; and

WHEREAS, the production of new rental housing in DeKalb County has shrunk by half since the 1990's while becoming more expensive to rent; and

WHEREAS, the results of these factors and many others related to housing in DeKalb County include significant economic stress, housing insecurity, and homelessness for far too many DeKalb County households, as well as many more additional far-reaching negative impacts such as impeded educational attainment of children, barriers to wealth-building, and an increase in negative public health outcomes; and

WHEREAS, DeKalb County will benefit from a Plan which lays out a vision, goals, and a timeline for a coordinated, collaborative, and effective response to these housing affordability and housing quality challenges by utilizing all relevant Departments, existing and new financial resources, land use and zoning powers, and other policy and programmatic powers at the County's disposal; and

WHEREAS, DeKalb County will benefit from a Plan to coordinate and leverage public and private financial investments and policy actions for equitable housing outcomes related to other economic development plans and investments such as transit expansion, business attraction and retention, and public infrastructure improvements; and

WHEREAS, affordability and access challenges in housing markets vary substantially across DeKalb County, and therefore require submarket-specific, locally-informed solutions;

and whereas DeKalb County will benefit from a Plan to address this variety of housing challenges; and

WHEREAS, community engagement structured on a variety of housing topics and implemented in communities across DeKalb County can gather community knowledge and inform necessary local housing affordability solutions; and

WHEREAS, funding has been allocated in a July 2024 budget amendment in the amount of \$250,000.00 for the express purpose of procuring a third-party vendor with substantial expertise in housing planning, housing finance and housing policy to create a DeKalb County Housing Plan to address these challenges and more, related to the creation and retention of quality, safe, affordable housing in DeKalb County, and for adoption into the County's Comprehensive Plan;

NOW THEREFORE BE IT RESOLVED by the Governing Authority of DeKalb County, Georgia, that the process to secure a third-party vendor(s) to produce the Housing Plan shall be initiated by November 30, 2024; and

BE IT FURTHER RESOLVED that the final edition of the DeKalb County Housing Plan shall be drafted to facilitate incorporation into the DeKalb Comprehensive Plan, and shall make recommendations on the following topics for strategies and actions that DeKalb County and its partners should pursue, including but not limited to:

- a) Utilizing a 5-year outlook as a time frame for specific actions; and
- b) Basing recommendations on a gap analysis of the DeKalb County housing market which identifies specific housing affordability needs across DeKalb County; and
- c) Increasing housing supply and housing options; and
- d) Preserving and improving existing housing supply; and
- e) Establishing time-specific goals for production and preservation of housing across the household income spectrum below 100% AMI; and
- f) Reducing the cost of developing and maintaining affordable housing; and
- g) Creating new capital resources for affordability and access to housing; and
- h) Promoting housing security and stability for residents; and
- i) Creating and fostering leadership and collaboration on housing affordability; and
- j) Connecting housing affordability with other public investments including TADs, transit, and economic development initiatives; and
- k) Streamlining County entitlement and permit approval processes and removing process barriers; and
- l) Engaging DeKalb residents and stakeholders on a variety of housing topics, for the purpose of gathering community input on housing affordability challenges and solutions.

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of _____ 2024

Mereda Davis Johnson
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer, this _____ day of _____, 2024

Michael Thurmond
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

APPROVED AS TO FORM:

BARBARA SANDERS
County Clerk
Board of Commissioners and
Chief Executive Officer

Viviane Ernstes
County Attorney
DeKalb County, Georgia

North Decatur & Ponce DeLeon/Church St - culverts replacement, sinkholes at Church St and Stone Mountain Trail

Willow Ln (From Scott Blvd to Superior Ave) - mini basin study to determine flow solutions in tandem with the City of Decatur Stormwater Master Plan

Oxford (catch basin filled in) and Springdale (connection via Twitten) - mini basin study to determine flow solutions on public ROW

Constitution Rd (between Fayetteville Rd and Norfolk Southern RR crossing) - flooding, lack of stormwater infrastructure.

Stone Mountain Trail (between Kelly St and Robinson Ave) - drainage ditch cleaning and bioswale project

1229 Arborvista - The size of the pipe needs to be increased to handle stormwater

520 Emory Circle Catch Basin near flows onto the property at 1907 Ridgewood Drive

The intersection of Fairoaks and Oak Grove Rd.- partially collapsed concrete storm sewer structure on Oak Grove Road, directly across the street from Oak Grove Methodist Church

Riderwood Dr.- floods at Burnt Fork Creek crossing

2072 Renault Ln - Flooding issues- DeKalb issued work order # 1247348 never completed

2780 Riviera Ct - failed storm pipes

Carramore Landing Townhomes on Briarcliff Road - stormwater detention does not discharge to the stream; stormwater channels through the buffer to houses on Innwood Rd.

2831 Mt Olive Dr - sink hole - existing Work order 22079633 was assigned

StormDrain Caps Unsecured

- 2536 Laurel Ridge Dr on the corner
- Corner of Laurel Hill Dr and Shetland Dr.

2850 Faraday Court - has a sinkhole in the front yard because the storm drain has collapsed.

3054 Mt Olive Dr - storm drain opening has been paved shut

Corner of Fork Creek Trail and Spicer Ln., concrete has crumbled, and water goes directly into

the ground, not into the storm drain.

Need repair or possible replacement

Mistletoe @ Shamrock Plaza (**3870 N Druid Hills Rd NE, Decatur, GA 30033**) clogs and/or was not designed to handle the volume of water it receives.

Milton/Ponce DeLeon drainage