

Neighborhood Lending Partners Government News

December 2024



Welcome to NLP Government News

NLP will be distributing this publication periodically to inform local governments of the various programs and funding opportunities that are available to them. We pride ourselves as being the "CDFI for local governments." We provide services to local governments to assist their management and operations for their housing and community development programs.

Solution to your CDBG Problem



The Community Development Block Grant (CDBG) Program is the "granddaddy" of all HUD entitlement programs. Celebrating its 50th year, CDBG is a valuable tool for local governments to aid low and moderate income households, and neighborhoods receive valuable public assistance.

Many local governments work through local not for profit agencies to deliver its programs. Many times, the programs are set up with the agency making the payment or expense, and then reimbursed by the local CDBG funds. Unfortunately, when there are large projects, this may force agencies to seek higher interest line of credits from lenders to front the money until the local governments reimburse the agencies for their expense. An alternative is financing from NLP. NLP can provide a low interest loan to the agency to pay for those expenses. If you have an agency that is in need of these funds, please refer them to us to see if we can assist them.



We would like to talk to you about what we do! Contact SVP, George Romagnoli at 727-992-2755 or gromagnoli@nlp-inc.com



Emory Cove in Tallahassee, Florida, financed by NLP.

Pinellas County Selects NLP for Underwriting and Monitoring

NLP was selected by Pinellas County to perform underwriting and monitoring services for county rental projects. The award, which confirms NLP as the “CDFI for Local Governments” will serve the county, which has a population approaching one million. Pinellas has been an innovative county with its use of its SHIP, HOME, NSP and sales tax dollars for affordable and workforce housing.



Orange County Approves NLP as Administrator for Affordable Housing Homeownership Program

Orange County has set aside \$3.5 million to fund the construction of new homes to be built by not-for profit agencies. Orange County has distributed over two dozen lots to several agencies throughout the county.

The \$3.5 million will be a loan to the agencies and repaid into a revolving loan fund. NLP will underwrite the agencies and the properties it wishes to develop. NLP will prepare and manage the loan process, and make payments to the agency and contractor during the construction process.



We are underwriting for Macon Georgia

Macon-Bibb County established a \$7.5 million Affordable Housing Fund with ARPA funds. The consolidated government, which serves over 150,000 citizens, is the fourth largest city in Georgia. The revolving fund will serve both homeowners and renters. One application has already been underwritten, and more are on the way.



Local Governments, you do not necessarily need to do a RFP...

Depending on your purchasing standards, you can piggyback another community's contract. We contract with several different governments for several different activities, Contact us for details...

