Grantee: Fulton County, GA

Grant: B-08-UN-13-0004

October 1, 2014 thru December 31, 2014 Performance Report

Grant Number:
B-08-UN-13-0004

Obligation Date:

Award Date:

Grantee Name:
Fulton County, GA

Contract End Date:
03/09/2013

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$10,333,410.00

Grant Status:
Active

QPR Contact:
Arthur Christian

LOCCS Authorized Amount:
$10,333,410.00

Estimated PI/RL Funds:
$6,450,239.76

Total Budget:
$16,783,649.76

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$15,822,930.63
Total Budget	$0.00	$15,822,930.63
Total Obligated	$0.00	$15,822,930.63
Total Funds Drawdown	$0.00	$13,841,536.53
Program Funds Drawdown	$0.00	$8,331,443.44
Program Income Drawdown	$0.00	$5,510,093.09
Program Income Received	$0.00	$6,450,239.76
Total Funds Expended	$153,560.52	$15,639,347.94

Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$1,550,011.50	$0.00
Limit on Admin/Planning	$1,033,341.00	$993,032.67
Limit on State Admin	$0.00	$993,032.67

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$2,583,352.50	$4,083,350.33

Overall Progress Narrative:

The County NSP-1 program exceeded the required 100% expenditure ratio before the deadline of March, 2013. While utilizing the federal dollars received from NSP-1 and reprogrammed program income, the County NSP1 Developers, APD Solutions and Atlanta Neighborhood Development Partnership (ANDP) purchased, rehabbed, and sold ninety-eight (98) properties located in Union City, College Park, Fairburn and unincorporated South Fulton County. The County also received State NSP1 funds, which were used to purchase, rehab and resale thirteen (13) homes with six (6) homes located in the City of Roswell and the seven (7) other homes located in South Fulton County. All funds assisted very low to moderate to middle income families to become homeowners.

With NSP funds, the County is required to use at least 25% of the total grant funds received for households whose income fall at or below 50% of the area median income. To date, the County has used approximately 36% of its original grant funds to meet the set aside by assisting 29 very low income households to become homeowners. In order to meet this set aside requirement with the State Funds, the County has sold six (6) properties.

The County has received over $6.5 million dollars in Federal and State NSP -1 Program Income. Overall, the county has seen a return of its invested dollars by approximately 62% of the initial award from the Us Department of Housing and Urban Development. With this return, the County has continually reinvested these funds into its community.

As of September 30, 2014, the multifamily development Stanton Crest Apartments is 75% leased-up. Eighteen of twenty-four rental units (18/24) are occupied. NSP Staff continues to conduct tenant case file reviews for program eligibility of each tenant and participate in meetings with ANDP and GlassRatner to ensure program compliance.

NSP staff used internal resources to assist the Developer, ANDP to market the Stanton Crest Apartments by sending a press release to various newspapers, conducting radio interviews on two local stations and broadcasting a Fulton County Television (FGTV) Interview.

NSP staff attended the July 2014 HUD Grantee Meeting sponsored by the Atlanta HUD field office in Atlanta GA.

The goal of the meeting was to connect participating jurisdictions to discuss programmatic issues, receive updates from each jurisdiction and provide Technical Assistance, and peer to peer best practices.

Fulton County Government began its annual audit in accordance with the Single Audit Act Amendments and revised OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations with the PJC Group.

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Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP - ADMIN, General Administration	$0.00	$993,032.67	$570,320.14
NSP - PRD, Fulton NSP Purchase, Rehabilitation & Disposition	$0.00	$15,790,617.09	$7,761,123.30
NSP - X, CANCELED ACTIVITIES	$0.00	$0.00	$0.00

Activities

Project # / Title: NSP - ADMIN / General Administration

Grantee Activity Number:	**2008-NSF1-ADMIN**
Activity Title:	**General Administration**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NSP - ADMIN

Project Title:
General Administration

Projected Start Date:
03/04/2009

Projected End Date:
07/31/2013

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Fulton County Government

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$993,032.67
Total Budget	$0.00	$993,032.67
Total Obligated	$0.00	$993,032.67
Total Funds Drawdown	$0.00	$993,032.67
Program Funds Drawdown	$0.00	$570,320.14
Program Income Drawdown	$0.00	$422,712.53
Program Income Received	$0.00	$0.00
Total Funds Expended	$37,805.65	$1,317,637.83
Fulton County Dept of Housing & Community Development	$37,805.65	$1,317,637.83
Fulton County Government	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

General Planning & Administration costs necessary to carry out and administer NSP activities.

Location Description:

Main Office: Fulton County Housing & Community Development Division 137 Peachtree Street, S.W., Suite 300, Atlanta, GA 30303-3621.

Activity Progress Narrative:

General Planning and Administrative costs necessary to carry out and administer NSP activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP - PRD / Fulton NSP Purchase, Rehabilitation & Disposition

Grantee Activity Number:	**ANDP ACQ/REHAB - LH25**
Activity Title:	**ANDP - LH25**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP - PRD

Project Title:
Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:
01/01/2010

Projected End Date:
09/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Atlanta Neighborhood Development Partnership, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$2,327,058.30
Total Budget	$0.00	$2,327,058.30
Total Obligated	$0.00	$2,327,058.30
Total Funds Drawdown	$0.00	$1,411,013.93

Program Funds Drawdown	$0.00	$238,148.10
Program Income Drawdown	$0.00	$1,172,865.83
Program Income Received	$0.00	$759,953.96
Total Funds Expended	$0.00	$2,340,141.45
Atlanta Neighborhood Development Partnership, Inc.	$0.00	$2,340,141.45
Match Contributed	$0.00	$0.00

Activity Description:

NSP1 funds are utilized in the purchase, rehabilitation and disposition of formerly foreclosed, abandoned and/ or blighted properties with the ultimate goal of either selling or renting the finished product to eligible low income households at or below 50% of the area median income.

Location Description:

South Fulton County

Activity Progress Narrative:

Preparing for project close-out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/15
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/18
# of Multifamily Units	0	3/3
# of Singlefamily Units	0	14/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	17/18	0/0	17/18	100.00
# Owner Households	0	0	0	14/15	0/0	14/15	100.00
# Renter Households	0	0	0	3/3	0/0	3/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	ANDP ACQ/REHAB - LMMI
Activity Title:	ANDP - LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP - PRD

Project Title:
Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:
01/01/2010

Projected End Date:
09/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Atlanta Neighborhood Development Partnership, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$5,412,150.88
Total Budget	$0.00	$5,412,150.88
Total Obligated	$0.00	$5,412,150.88
Total Funds Drawdown	$0.00	$5,412,150.88
Program Funds Drawdown	$0.00	$3,507,458.44
Program Income Drawdown	$0.00	$1,904,692.44
Program Income Received	$0.00	$2,688,355.04
Total Funds Expended	$115,754.87	$5,512,910.47
Atlanta Neighborhood Development Partnership, Inc.	$115,754.87	$5,512,910.47
Match Contributed	$0.00	$0.00

Activity Description:

NSP1 funds are utilized in the purchase, rehabilitation and disposition of formerly foreclosed, abandoned and/ or blighted properties with the ultimate goal of either selling or renting the finished product to eligible middle to moderate-income households between 50% and 120% of the area median income.

Location Description:

South Fulton County

Activity Progress Narrative:

During this period, two (2) households - whose incomes are between 50% and 80% of the Area Median Income and one (1) household - whose income is between 80% and 120% of the Area Median Income - rented units within the NSP-funded development, Stanton Crest Apartments.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	39/43

# of Multifamily Units	0	1/5
# of Singlefamily Units	0	38/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	3	0/0	26/43	42/43	61.90
# Owner Households	0	0	0	0/0	23/38	38/38	60.53
# Renter Households	0	2	3	0/0	3/5	4/5	75.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1988 Stanton Rd Unit 105	East Point		Georgia	30344	Not Validated / N
1988 Stanton Rd Unit 106	East Point		Georgia	30344	Not Validated / N
1988 Stanton Rd Unit 204	East Point		Georgia	30344	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	APD ACQ/REHAB - LH25
Activity Title:	APD - LH25

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP - PRD

Project Title:
Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:
01/01/2010

Projected End Date:
09/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
APD Solutions, LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,756,292.03
Total Budget	$0.00	$1,756,292.03
Total Obligated	$0.00	$1,756,292.03
Total Funds Drawdown	$0.00	$705,322.00
Program Funds Drawdown	$0.00	$216,479.73
Program Income Drawdown	$0.00	$488,842.27
Program Income Received	$0.00	$797,109.23
Total Funds Expended	$0.00	$1,783,262.79
APD Solutions, LLC	$0.00	$1,783,262.79
Fulton County Dept of Housing & Community Development	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

NSP1 funds are utilized in the purchase, rehabilitation and disposition of formerly foreclosed, abandoned and/ or blighted properties with the ultimate goal of either selling or renting the finished product to eligible low income households at or below 50% of the area median income.

Location Description:

South Fulton County

Activity Progress Narrative:

Preparing for project close-out

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/14
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/14
# of Singlefamily Units	0	14/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	14/14	0/0	14/14	100.00
# Owner Households	0	0	0	14/14	0/0	14/14	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	APD ACQ/REHAB - LMMI
Activity Title:	APD - LMMI

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP - PRD

Project Title:
Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:
01/01/2010

Projected End Date:
09/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
APD Solutions, LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$5,316,017.05
Total Budget	$0.00	$5,316,017.05
Total Obligated	$0.00	$5,316,017.05
Total Funds Drawdown	$0.00	$5,316,017.05
Program Funds Drawdown	$0.00	$3,795,037.03
Program Income Drawdown	$0.00	$1,520,980.02
Program Income Received	$0.00	$2,204,821.53
Total Funds Expended	$0.00	$4,681,395.40
APD Solutions, LLC	$0.00	$4,681,395.40
Fulton County Dept of Housing & Community Development	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

NSP1 funds are utilized in the purchase, rehabilitation and disposition of formerly foreclosed, abandoned and/ or blighted properties with the ultimate goal of either selling or renting the finished product to eligible middle to moderate- income households between 50% and 120% of the area median income.

Location Description:

South Fulton County

Activity Progress Narrative:

Preparing for project close-out

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	34/38

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/38
# of Singlefamily Units	0	34/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	23/38	34/38	67.65
# Owner Households	0	0	0	0/0	23/38	34/38	67.65

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP MF PROJECT DELIVERY - COLONY@CAMP CREEK
Activity Title:	Project Delivery Costs

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP - PRD

Project Title:
Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:
05/21/2010

Projected End Date:
12/31/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Fulton County Dept of Housing & Community Development

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	$4,000.00
Total Budget	$0.00	$4,000.00
Total Obligated	$0.00	$4,000.00
Total Funds Drawdown	$0.00	$4,000.00
Program Funds Drawdown	$0.00	$4,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$4,000.00
Fulton County Dept of Housing & Community Development	$0.00	$4,000.00
Match Contributed	$0.00	$0.00

Activity Description:

Project delivery costs associated with failed efforts to acquire multi-family NSP property Colony at Camp Creek.

Location Description:

Colony at Camp Creek

Activity Progress Narrative:

Preparing for project close-out

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	