

Grantee: Fulton County, GA

Grant: B-08-UN-13-0004

July 1, 2014 thru September 30, 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****Total Projected Budget from All Sources****This Report Period****To Date****Total Budget**

N/A

\$15,822,930.63

Total Obligated

(\$638,988.81)

\$15,822,930.63

Total Funds Drawdown

(\$638,988.81)

\$15,822,930.63

Program Funds Drawdown

\$1,246,986.80

\$13,841,536.53

Program Income Drawdown

\$0.00

\$8,331,443.44

Program Income Received

\$1,246,986.80

\$5,510,093.09

Total Funds Expended

\$0.00

\$6,450,239.76

\$8,692.43

\$15,485,787.42



| | | |
|--------------------------|--------|--------|
| 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. Currently the expenditure ratio for all Federal NSP1 activities is ratio is 159.3%. 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.

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

Activity 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

Jul 1 thru Sep 30, 2014

To Date

Total Projected Budget from All Sources

N/A

\$993,032.67

Total Budget

(\$675,319.84)

\$993,032.67

Total Obligated

(\$675,319.84)

\$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

\$8,692.43

\$1,279,832.18

Fulton County Dept of Housing & Community Development

\$8,692.43

\$1,279,832.18

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 functions necessary to carry out and administer NSP activities were performed during this reporting period.



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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - PRD

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:

09/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Atlanta Neighborhood Development Partnership, Inc.

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$2,327,058.30

Total Budget

\$0.00

\$2,327,058.30

Total Obligated

\$0.00

\$2,327,058.30

Total Funds Drawdown

\$502,133.95

\$1,411,013.93



| | | |
|--|--------------|----------------|
| Program Funds Drawdown | \$0.00 | \$238,148.10 |
| Program Income Drawdown | \$502,133.95 | \$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:

During this reporting period, one (1) household - whose income is less than or equal to 50% of the Area Median Income - rented a unit within the NSP-funded development, Stanton Crest Apartments.

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 | 1 | | 17/18 | |
| # of Multifamily Units | 1 | | 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 | 1 | 0 | 1 | 17/18 | 0/0 | 17/18 | 100.00 |
| # Owner Households | 0 | 0 | 0 | 14/15 | 0/0 | 14/15 | 100.00 |
| # Renter Households | 1 | 0 | 1 | 3/3 | 0/0 | 3/3 | 100.00 |

Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|--------------------------|------------|--------|---------|-------|-------------------|
| 1988 Stanton Rd Unit 208 | 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: ANDP ACQ/REHAB - LMMI

Activity Title: ANDP - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - PRD

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:

09/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Atlanta Neighborhood Development Partnership, Inc.

| Overall | Jul 1 thru Sep 30, 2014 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$5,412,150.88 |
| Total Budget | \$36,331.03 | \$5,412,150.88 |
| Total Obligated | \$36,331.03 | \$5,412,150.88 |
| Total Funds Drawdown | \$647,091.34 | \$5,412,150.88 |
| Program Funds Drawdown | \$0.00 | \$3,507,458.44 |
| Program Income Drawdown | \$647,091.34 | \$1,904,692.44 |
| Program Income Received | \$0.00 | \$2,688,355.04 |
| Total Funds Expended | \$0.00 | \$5,397,155.60 |
| Atlanta Neighborhood Development Partnership, Inc. | \$0.00 | \$5,397,155.60 |
| 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 reporting period, one (1) household - whose income is between 80% and 120% of the Area Median Income - rented a unit within the NSP-funded development, Stanton Crest Apartments.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 1 | 39/43 |



| | | |
|-------------------------|---|-------|
| # of Multifamily Units | 1 | 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 | 1 | 1 | 0/0 | 24/43 | 39/43 | 61.54 |
| # Owner Households | 0 | 0 | 0 | 0/0 | 23/38 | 38/38 | 60.53 |
| # Renter Households | 0 | 1 | 1 | 0/0 | 1/5 | 1/5 | 100.00 |

Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|--------------------------|------------|--------|---------|-------|-------------------|
| 1988 Stanton Rd Unit 203 | 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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - PRD

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:

09/01/2013

Completed Activity Actual End Date:

Responsible Organization:

APD Solutions, LLC

| Overall | Jul 1 thru Sep 30, 2014 | To Date |
|---|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,756,292.03 |
| Total Budget | (\$13,464.77) | \$1,756,292.03 |
| Total Obligated | (\$13,464.77) | \$1,756,292.03 |
| Total Funds Drawdown | \$16,900.71 | \$705,322.00 |
| Program Funds Drawdown | \$0.00 | \$216,479.73 |
| Program Income Drawdown | \$16,900.71 | \$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:

NSP staff is preparing for close-out of this activity.

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - PRD

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:

09/01/2013

Completed Activity Actual End Date:

Responsible Organization:

APD Solutions, LLC

| Overall | Jul 1 thru Sep 30, 2014 | To Date |
|---|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$5,316,017.05 |
| Total Budget | \$13,464.77 | \$5,316,017.05 |
| Total Obligated | \$13,464.77 | \$5,316,017.05 |
| Total Funds Drawdown | \$80,860.80 | \$5,316,017.05 |
| Program Funds Drawdown | \$0.00 | \$3,795,037.03 |
| Program Income Drawdown | \$80,860.80 | \$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:

NSP staff is preparing for close-out of this activity.

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 | |

