

Grantee: Fulton County, GA

Grant: B-11-UN-13-0004

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-11-UN-13-0004

Obligation Date:**Award Date:****Grantee Name:**

Fulton County, GA

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$3,094,885.00

Grant Status:

Active

QPR Contact:

Arthur Christian

LOCCS Authorized Amount:

\$3,094,885.00

Estimated PI/RL Funds:

\$564,454.04

Total Budget:

\$3,659,339.04

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Administration - 10% of Grant Award or \$309,488; Acquisition and Rehabilitation - 90% of Grant Award or \$2,785,397.

How Fund Use Addresses Market Conditions:

District 7 clearly has the greatest need of all the Commission Districts in the County with 28 census tracts reflecting a foreclosure risk score of 19 or above. This area has the highest concentration of low- and moderate-income households in the County with the most abandoned and foreclosed residential properties outside of the City of Atlanta. In addition to having a high score on the HUD foreclosure risk indices, this target area has an elevated rate of serious delinquencies and a high concentration of lender-owned foreclosed properties. In an effort to adequately address rapidly declining neighborhoods, the County chose four potential census tracts in which to invest: 10508 block group 2, 10509 block group 1, 10510 block group 5 and 10511 block group 1. The County will obtain foreclosure information, define if the properties are eligible based on the HUD defined foreclosure and abandoned definition, and acquire the required HUD defined impact units. By concentrating the usage of 90% of the NSP3 Grant Award towards the purchase, rehabilitation, and disposition of housing units within the four identified census tracts with the highest risk scores, Fulton County will address the alleviation of adverse market conditions.

Ensuring Continued Affordability:

Fulton County has adopted the affordability period requirements for the HOME Program plus one year as its standard for this program set forth in 24 CFR 92.252 (a) (c) (e) and (f) for rental housing and in 24 CFR 92.254 for homeownership housing, based on the amount of NSP funds provided for each project. These periods of affordability will be determined and enforced as follows based upon the level of assistance provided per unit for homeownership housing: under \$15,000, six years; \$15,000 to \$40,000, eleven years; and over \$40,000, sixteen years.

Definition of Blighted Structure:

Fulton County will utilize the adopted State of Georgia definition of blighted. The State of Georgia has adopted a definition of blighted property, blighted, or blight. Pursuant to Official Code of Georgia Annotated (O.C.G.A.) 22-1-1 "Blighted property," "blighted," or "blight" means any urbanized or developed property which: (A) Presents two or more of the following conditions: (i) Uninhabitable, unsafe, or abandoned structures; (ii) Inadequate provisions for ventilation, light, air, or sanitation; (iii) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the Governor has declared a state of emergency under state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm; (iv) A site identified by the federal Environmental Protection Agency as a Superfund site pursuant to 42 U.S.C. Section 9601, et seq., or environmental contamination to an extent that requires remedial investigation or a feasibility study; (v) Repeated illegal activity on the individual property of which the property owner knew or should have known; or (vi) The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation; and (B) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

Fulton County will also reference the October 6, 2008, Federal Register Notice definition for blighted structures. In that notice, the definition of blighted structure states a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.



Definition of Affordable Rents:

The County will require the NSP program recipients to follow the HUD regulations as set forth in 24 CFR 92.252. The County will use the Fair Market Rents (FMR) for the metropolitan Atlanta area as determined and updated by HUD each year and adjusted for utilities as the standard for rental affordability under the program.

Housing Rehabilitation/New Construction Standards:

All rehabilitation and new construction funded with NSP will comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties. The minimum code to be followed will be standards required by Fulton County Housing code or the city housing standards if located in a municipality within the County or the Minimum Standard Georgia Building Codes. Rehabilitation in excess of the above minimum standards may be undertaken in order to incorporate modern, green building and energy-efficiency improvements which will enhance long-term affordability. Information on these codes is available at <http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp>

Vicinity Hiring:

The County includes in its contractual agreements requirements that developers make a good faith effort to involve minority and women owned businesses as contractors and subcontractors when working on federally funded projects. Fulton County Government internal policy mandates that small businesses, businesses owned by women and businesses owned by minorities have a fair and equal opportunity to participate in the County purchasing process. Therefore, the Fulton County Department of Purchasing & Contract Procurement Services Division encourages all disadvantaged businesses, small businesses, businesses owned by women and/or minorities to compete for our contracts and other opportunities. The Office of Housing and Community Development will provide the registered Fulton County Department of Purchasing & Contract Procurement Services list of vendors to any selected development partner. This would assist with ensuring that vicinity hiring is achieved. Fulton County will include in the selected Development partner agreement the following provision: to the maximum extent feasible, will provide for the hiring of employees who reside in the vicinity of projects funded by NSP 3 or contract with small businesses owned and operated by persons residing in the vicinity of such projects.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Lolita Collins, NSP Program Manager
Phone: 404.612.8067
Email: Lolita.Collins@fultoncountyga.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,659,339.04
Total Budget	\$0.00	\$3,659,339.04
Total Obligated	\$0.00	\$3,659,339.04
Total Funds Drawdown	\$120,538.66	\$3,430,393.51
Program Funds Drawdown	\$120,538.66	\$2,865,939.47
Program Income Drawdown	\$0.00	\$564,454.04
Program Income Received	\$0.00	\$564,454.04
Total Funds Expended	\$30,078.24	\$3,513,011.18
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	\$464,232.75	\$0.00
Limit on Admin/Planning	\$309,488.50	\$147,347.32
Limit on State Admin	\$0.00	\$147,347.32

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$309,488.50	\$365,933.90

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$773,721.25	\$1,145,127.97

Overall Progress Narrative:

A total of nine (9) single family homes were purchased, rehabbed and sold to income-eligible homebuyers by Developer, Atlanta Neighborhood Development Partnership (ANDP).

On June 11, 2012, the Developer, ANDP, also purchased an existing two (2) building, twenty-four (24) unit multifamily property. This property provides a rental component to the County NSP program thereby assisting families who are not yet ready for homeownership. Due to the increased rehabilitation costs of this property, Stanton Crest Apartments, the County used Federal NSP1 funds in conjunction with the Federal NSP3 funds used to purchase the property to help complete the project.

The Developer issued the Notice to Proceed in January, 2013 for Stanton Crest Apartments, after the Architect completed the design plan and the Developer procured a General Contractor. Once the rehabilitation on the property was completed and all code ordinances met, the Developer received the Certificate of Occupancy in December, 2013.

Stanton Crest Apartments offers two bedrooms, one bath rental units for approximately \$563-\$895 per month to income qualified households. Additionally, the Developer procured the property management services of GlassRatner, to conduct the lease-up and management of the property. During the month of February, GlassRatner began leasing the property. To date, the property has 75% occupancy with eighteen (18) tenants and is leasing additional units.

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



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.

Fulton County has exceeded the required LH25 set-aside. The set-aside mandates that 25% of all NSP3 funds be used to benefit eligible households whose incomes are equal to or less than 50% of the Area Median Income (AMI). The current percentage of NSP3 funds that have benefited eligible low-income households is 26.2% or \$957,882.51/\$3,659,339.04.

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
NSP3 - ADMIN, General Administration	\$9,373.66	\$365,933.90	\$111,652.54
NSP3 - PRD, Fulton NSP3 Purchase, Rehabilitation & Disposition	\$111,165.00	\$3,293,405.14	\$2,754,286.93



Activities

Project # / Title: NSP3 - ADMIN / General Administration

Grantee Activity Number: NSP3 - ADMIN

Activity Title: ADMINISTRATION

Activity Category:

Administration

Project Number:

NSP3 - ADMIN

Projected Start Date:

03/04/2011

Benefit Type:

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National Objective:

N/A

Activity Status:

Under Way

Project Title:

General Administration

Projected End Date:

03/04/2014

Completed Activity Actual End Date:

Responsible Organization:

Fulton County Government

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$365,933.90

Total Budget

\$0.00

\$365,933.90

Total Obligated

\$0.00

\$365,933.90

Total Funds Drawdown

\$9,373.66

\$147,347.32

Program Funds Drawdown

\$9,373.66

\$111,652.54

Program Income Drawdown

\$0.00

\$35,694.78

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$28,854.48

\$218,382.28

Fulton County Government

\$28,854.48

\$218,382.28

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: NSP3 - PRD / Fulton NSP3 Purchase, Rehabilitation &

Grantee Activity Number: ACQ/REHAB - LH25

Activity Title: ACQ/REHAB - LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - PRD

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Fulton NSP3 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

\$1,145,127.97

Total Budget

\$0.00

\$1,145,127.97

Total Obligated

\$0.00

\$1,145,127.97

Total Funds Drawdown

\$0.00

\$1,143,309.80

Program Funds Drawdown

\$0.00

\$821,932.52



Program Income Drawdown	\$0.00	\$321,377.28
Program Income Received	\$0.00	\$109,396.39
Total Funds Expended	\$0.00	\$957,882.51
Atlanta Neighborhood Development Partnership, Inc.	\$0.00	\$957,882.51
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP3 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:

District 7 was chosen as the area with the greatest concentrated need of all the Commission Districts in the County with a score more than twice as high as the next highest District. This is the area with the greatest concentration of low- and moderate-income households in the County and with the most abandoned and foreclosed residential properties outside of the City of Atlanta.

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 Housing Units	1	9/7
# of Multifamily Units	1	7/6
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	9/7	0/0	9/7	100.00
# Owner Households	0	0	0	2/1	0/0	2/1	100.00
# Renter Households	1	0	1	7/6	0/0	7/6	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1988 Stanton Rd Unit 110	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: ACQ/REHAB - LMMI

Activity Title: ACQ/REHAB - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - PRD

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Fulton NSP3 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	\$2,148,277.17
Total Budget	\$0.00	\$2,148,277.17
Total Obligated	\$0.00	\$2,148,277.17
Total Funds Drawdown	\$111,165.00	\$2,139,736.39
Program Funds Drawdown	\$111,165.00	\$1,932,354.41
Program Income Drawdown	\$0.00	\$207,381.98
Program Income Received	\$0.00	\$455,057.65
Total Funds Expended	\$1,223.76	\$2,336,746.39
Atlanta Neighborhood Development Partnership, Inc.	\$1,223.76	\$2,336,746.39
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP3 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 moderate to middle income households between 50% and 120% of the area median income.

Location Description:

District 7 was chosen as the area with the greatest concentrated need of all the Commission Districts in the County with a score more than twice as high as the next highest District. This is the area with the greatest concentration of low- and moderate-income households in the County and with the most abandoned and foreclosed residential properties outside of the City of Atlanta.

Activity Progress Narrative:

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

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Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	7/8

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	2	15/18
# of Multifamily Units	2	8/10
# of Singlefamily Units	0	7/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	14/17	15/18	93.33
# Owner Households	0	0	0	0/0	6/8	7/8	85.71
# Renter Households	0	2	2	0/0	8/9	8/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1988 Stanton Rd Unit 104	East Point		Georgia	30344	Not Validated / N
1988 Stanton Rd Unit 206	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	