

**Grantee: Fulton County, GA**

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

**April 1, 2015 thru June 30, 2015 Performance Report**

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**Grant Number:**

B-08-UN-13-0004

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

Fulton County, GA

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$10,333,410.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**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**

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**

\$82,198.62

\$13,923,735.15

**Program Funds Drawdown**

\$0.00

\$8,331,443.44

**Program Income Drawdown**

\$82,198.62

\$5,592,291.71

**Program Income Received**

\$0.00

\$6,450,239.76

**Total Funds Expended**

\$114,981.27

\$15,787,844.26



<b>Match Contributed</b>	\$0.00	\$0.00
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## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,550,011.50	\$0.00
<b>Limit on Admin/Planning</b>	\$1,033,341.00	\$1,075,231.29
<b>Limit on State Admin</b>	\$0.00	\$1,075,231.29

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,583,352.50	\$3,398,018.03

## 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 has now achieved initial 100% lease-up of all twenty-four (24) 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, conducting radio interviews on two local stations and broadcasting a Fulton County Television (FGTV) Interview.



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.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSF1-V111, Fulton NSP Rehabilitation	\$0.00	\$0.00	\$0.00
2008-NSF1-V275, Fulton NSP Demolition	\$0.00	\$0.00	\$0.00
2008-NSF1-V276, Fulton NSP Property Redevelopment	\$0.00	\$0.00	\$0.00
2008-NSF1-V277, Fulton NSP Land Banking	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
NSP - ADMIN, General Administration	\$0.00	\$1,678,364.97	\$570,320.14
NSP - HBA, Fulton NSP Homebuyer Assistance	\$0.00	\$0.00	\$0.00
NSP - PRD, Fulton NSP Purchase, Rehabilitation & Disposition	\$0.00	\$15,105,284.79	\$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:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Fulton County Government

**Overall**

**Apr 1 thru Jun 30, 2015**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$1,678,364.97

**Total Budget**

\$685,332.30

\$1,678,364.97

**Total Obligated**

\$685,332.30

\$1,678,364.97

**Total Funds Drawdown**

\$82,198.62

\$1,075,231.29

**Program Funds Drawdown**

\$0.00

\$570,320.14

**Program Income Drawdown**

\$82,198.62

\$504,911.15

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$63,753.70

\$1,414,906.58

Fulton County Dept of Housing & Community

\$63,753.70

\$1,414,906.58

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 duties necessary to carry out and administer NSP activities were performed during the Quarter.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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## 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 Benefit (Households)

**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**

**Apr 1 thru Jun 30, 2015**

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**

\$0.00

\$1,411,013.93



<b>Program Funds Drawdown</b>	\$0.00	\$238,148.10
<b>Program Income Drawdown</b>	\$0.00	\$1,172,865.83
<b>Program Income Received</b>	\$0.00	\$759,953.96
<b>Total Funds Expended</b>	\$51,227.57	\$2,391,369.02
Atlanta Neighborhood Development Partnership, Inc.	\$51,227.57	\$2,391,369.02
<b>Match Contributed</b>	\$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:

The last Stanton Crest Developer's Fee payment for \$50,902.58 was made this Quarter. There is also an additional \$324.99 being reported this Quarter that was expended in a previous Quarter.

### 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

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**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 Benefit (Households)

**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,070,959.73
<b>Total Budget</b>	(\$685,332.30)	\$1,070,959.73
<b>Total Obligated</b>	(\$685,332.30)	\$1,070,959.73
<b>Total Funds Drawdown</b>	\$0.00	\$705,322.00
<b>Program Funds Drawdown</b>	\$0.00	\$216,479.73
<b>Program Income Drawdown</b>	\$0.00	\$488,842.27
<b>Program Income Received</b>	\$0.00	\$797,109.23
<b>Total Funds Expended</b>	\$0.00	\$1,783,262.79
APD Solutions, LLC	\$0.00	\$1,783,262.79
Fulton County Dept of Housing & Community	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

No activity this Quarter.

**Accomplishments Performance Measures**

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

