

Grantee: Fulton County, GA

Grant: B-08-UN-13-0004

January 1, 2013 thru March 31, 2013 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 Amount:

\$10,333,410.00

Grant Status:

Active

QPR Contact:

Arthur Christian

Estimated P/RL Funds:

\$5,686,830.22

Total Budget:

\$16,020,240.22

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

\$16,020,240.22

Total Obligated

\$0.00

\$16,020,240.22

Total Funds Drawdown

\$0.00

\$16,020,240.22

Program Funds Drawdown

\$176,196.27

\$11,792,104.08

Program Income Drawdown

\$0.00

\$8,331,443.44

Program Income Received

\$176,196.27

\$3,460,660.64

\$0.00

\$5,489,749.65



| | | |
|-----------------------------|--------------|-----------------|
| Total Funds Expended | \$122,818.23 | \$13,817,132.48 |
| 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 | \$990,039.67 |
| Limit on State Admin | \$0.00 | \$990,039.67 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|--------------------------------------|----------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$2,583,352.50 | \$4,005,060.06 |

Overall Progress Narrative:

Utilizing the federal dollars received from NSP1, the Fulton County Neighborhood Stabilization Program Developers, APD Solutions and Atlanta Neighborhood Development Partnership have purchased and rehabbed ninety-eight (98) properties located in South Fulton County. Fulton County has sold ninety-seven (97) single-family homes or ninety-nine percent (99%) of the total NSP1 housing inventory to eligible homebuyers. Twenty-nine percent (29%) of the homes sold were purchased by households whose income is less than or equal to fifty percent (50%) of the Area Median Income (AMI). Currently, there is only one (1) home in the NSP1 inventory available for sale. Four homebuyers purchased homes during this Quarter. NSP1 has generated over \$6.2 million dollars in federal NSP1 Program Income.

HUD conducted a compliance and technical assistance monitoring visit of the Fulton County Program during March 11-14, 2013. The Monitoring visit was conducted so that HUD could verify that the Fulton County NSP is carrying out grant activities stated in the Consolidated Plan, that funds are being expended in a timely fashion, and that the Fulton County NSP is in compliance with applicable statutory and regulatory requirements. No concerns or findings were issued as a result of the monitoring visit.

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 | \$1,602,024.02 | \$570,320.14 |
| NSP - PRD, Fulton NSP Purchase, Rehabilitation & Disposition | \$0.00 | \$14,418,216.20 | \$7,761,123.30 |



NSP - X, CANCELED ACTIVITIES

\$0.00

\$0.00

\$0.00



Activities

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

Activity Category:

Administration

Project Number:

NSP - ADMIN

Projected Start Date:

03/04/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

General Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Fulton County Government

| Overall | Jan 1 thru Mar 31, 2013 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,602,024.02 |
| Total Budget | \$0.00 | \$1,602,024.02 |
| Total Obligated | \$0.00 | \$1,602,024.02 |
| Total Funds Drawdown | \$50,378.24 | \$990,039.67 |
| Program Funds Drawdown | \$0.00 | \$570,320.14 |
| Program Income Drawdown | \$50,378.24 | \$419,719.53 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$56,327.00 | \$1,077,749.60 |
| Fulton County Dept of Housing & Community Development | \$56,327.00 | \$1,077,749.60 |
| 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.

Satellite Office: Fulton County Housing & Community Development Division 277 East Broad Street, Fairburn, GA 30213.

Activity Progress Narrative:

Normal administrative operations costs were incurred this Quarter.

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



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

| | Jan 1 thru Mar 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,128,715.83 |
| Total Budget | \$0.00 | \$2,128,715.83 |
| Total Obligated | \$0.00 | \$2,128,715.83 |
| Total Funds Drawdown | \$6,886.10 | \$872,851.52 |
| Program Funds Drawdown | \$0.00 | \$238,148.10 |
| Program Income Drawdown | \$6,886.10 | \$634,703.42 |
| Program Income Received | \$0.00 | \$686,755.54 |
| Total Funds Expended | \$10,917.64 | \$1,572,550.95 |
| Atlanta Neighborhood Development Partnership, Inc. | \$10,917.64 | \$1,572,550.95 |
| 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:

There was one homebuyer closing under this activity during 1st Quarter 2013.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 1 | 14/15 |
| # ELI Households (0-30% AMI) | 0 | 0/0 |

| This Report Period | Cumulative Actual Total / Expected |
|---------------------------|---|
| Total | Total |



| | | |
|-------------------------|---|-------|
| # of Housing Units | 1 | 14/15 |
| # of Singlefamily Units | 1 | 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 | 14/15 | 0/0 | 14/15 | 100.00 |
| # Owner Households | 1 | 0 | 1 | 14/15 | 0/0 | 14/15 | 100.00 |

Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|----------------------|----------|--------|---------|------------|-----------------|
| 1052 Meadow Glen Cir | Fairburn | | Georgia | 30213-4236 | Match / Y |

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

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

| | Jan 1 thru Mar 31, 2013 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$5,163,710.65 |
| Total Budget | \$0.00 | \$5,163,710.65 |
| Total Obligated | \$0.00 | \$5,313,710.65 |
| Total Funds Drawdown | \$61,995.13 | \$4,609,030.44 |
| Program Funds Drawdown | \$0.00 | \$3,507,458.44 |
| Program Income Drawdown | \$61,995.13 | \$1,101,572.00 |
| Program Income Received | \$0.00 | \$2,599,166.84 |
| Total Funds Expended | \$43,327.33 | \$4,726,492.29 |
| Atlanta Neighborhood Development Partnership, Inc. | \$43,327.33 | \$4,726,492.29 |
| 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:

There were two homebuyer closings under this activity during 1st Quarter 2013.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--------------------------------|---------------------------|---|
| | Total | Total |
| # of Housing Units | 2 | 37/38 |
| # of Singlefamily Units | 2 | 37/38 |



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 | 22/38 | 37/38 | 59.46 |
| # Owner Households | 0 | 2 | 2 | 0/0 | 22/38 | 37/38 | 59.46 |

Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|--------------------|--------------|--------|---------|------------|-----------------|
| 4214 Kensington Cv | College Park | | Georgia | 30349-2558 | Match / Y |
| 7454 Spoleto Loop | Fairburn | | Georgia | 30213-6485 | Match / Y |

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

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

| | Jan 1 thru Mar 31, 2013 | To Date |
|---|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,876,344.23 |
| Total Budget | \$0.00 | \$1,876,344.23 |
| Total Obligated | \$0.00 | \$1,876,344.23 |
| Total Funds Drawdown | \$24,496.54 | \$503,051.62 |
| Program Funds Drawdown | \$0.00 | \$216,479.73 |
| Program Income Drawdown | \$24,496.54 | \$286,571.89 |
| Program Income Received | \$0.00 | \$487,864.39 |
| Total Funds Expended | (\$7,261.19) | \$2,062,467.00 |
| APD Solutions, LLC | (\$7,261.19) | \$2,062,467.00 |
| 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:

There was a slight \$7,261.19 correction in the amount of funds expended for 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

| | Jan 1 thru Mar 31, 2013 | To Date |
|---|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$5,245,445.49 |
| Total Budget | \$0.00 | \$5,245,445.49 |
| Total Obligated | \$0.00 | \$5,095,445.49 |
| Total Funds Drawdown | \$32,440.26 | \$4,813,130.83 |
| Program Funds Drawdown | \$0.00 | \$3,795,037.03 |
| Program Income Drawdown | \$32,440.26 | \$1,018,093.80 |
| Program Income Received | \$0.00 | \$1,715,962.88 |
| Total Funds Expended | \$19,507.45 | \$4,373,872.64 |
| APD Solutions, LLC | \$19,507.45 | \$4,373,872.64 |
| 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:

There was one homebuyer closing under this activity during 1st Quarter 2013.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 1 | 32/38 |

| | This Report Period | Cumulative Actual Total / Expected |
|--|---------------------------|---|
| | Total | Total |



| | | |
|-------------------------|---|-------|
| # of Housing Units | 1 | 32/38 |
| # of Singlefamily Units | 1 | 32/38 |

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 | 22/38 | 32/38 | 68.75 |
| # Owner Households | 0 | 1 | 1 | 0/0 | 22/38 | 32/38 | 68.75 |

Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|----------------|---------|--------|---------|------------|-------------------|
| | | | | null-null | Not Validated / Y |
| 480 Thistle Cv | Atlanta | | Georgia | 30349-2595 | Match / Y |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

