

Grantee: Fulton County, GA

Grant: B-11-UN-13-0004

October 1, 2012 thru December 31, 2012 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 Amount:

\$3,094,885.00

Grant Status:

Active

QPR Contact:

Arthur Christian

Estimated PIRL Funds:

\$244,602.00

Total Budget:

\$3,339,487.00

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 (including \$100,000 of direct home-buyer subsidy) 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	\$3,094,885.00
Total Budget	\$3,094,885.00	\$3,094,885.00
Total Obligated	\$983,540.77	\$1,513,119.05
Total Funds Drawdown	\$613,925.43	\$848,570.59
Program Funds Drawdown	\$557,392.43	\$792,037.59
Program Income Drawdown	\$56,533.00	\$56,533.00
Program Income Received	\$56,533.12	\$56,533.12
Total Funds Expended	\$734,092.56	\$974,616.04
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	\$25,910.65
Limit on State Admin	\$0.00	\$25,910.65

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$309,488.50	\$309,488.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$773,721.25	\$773,721.00

Overall Progress Narrative:

Single-Family Progress:

- Four (4) single-family homes have been acquired, rehabbed, and sold to moderate-income homebuyers.
- An additional five (5) single-family homes have had purchase offers placed on them with prospective sellers.

Multi-Family Progress - 1988 Stanton Road, East Point, GA 30349 - Stanton Road Apartments:

- The Developer, Atlanta Neighborhood Development Partnership, Inc. (ANDP), contracted with LDG Consulting, LLC to provide Owner Representative Services/ Project Management. Up Build Design LLC, the architectural services firm, is in the revision design phase after receiving feedback from the City of East Point Planning staff prior to permit submission. On October 26, 2012, ANDP selected The Macallan Group as the Construction Manager for the Stanton Road project. Negotiations began on Monday October 29, 2013.

- The Construction documents were completed on November 28, 2012. NSP-3 Partners Meeting occurred on Monday, November 19, 2012. ANDP, Up Build, Macallan Group and Fulton County NSP staffs were in attendance. The focus of the meeting was to review design concepts and review the architectural presentation.

- The Development Team of ANDP, LDG Consulting and Macallan Group decided to separate the permitting application process into three eligible phases. Portions of the permit application were submitted on Monday, December 2, 2012 to the City of East Point. Up Build Design submitted the preliminary design work and drawings for City of East Point staff feedback and comment. East Point will provide their feedback on the submitted drawings



during the upcoming meeting on January 7, 2013. The Macallan Group will submit the estimated rehabilitation budget for review in January 2013.

- NSP staff and Development partners participated in the HUD NSP Spending Strategies webinar on October 16, 2012 - 2 pm EDT. The webinar covered strategies that NSP grantees could consider to assist in meeting expenditure deadlines, including a review of ways to expedite program activities and explore eligible activities that Fulton County may not be utilizing. The session also covered the importance of proper and up-to-date DRGR reporting so that HUD is aware of progress.

- NSP staff participated in the County sponsored free Davis Bacon training on October 23, 2012.

- NSP staff participated in the Annual Affordable Housing Conference presented by AHAND (Atlanta Housing Association of Neighborhood-based Developers) and GSTAND (Georgia State Trade Association of Nonprofit Developers) on October 23, 2012.

- The NSP Developers facilitated a collaborative meeting, which occurred on November 19, 2012.

- On December 13, 2012, NSP staff, Development Partners, Government and Real Estate Industry Professionals and local Bankers participated in the Atlanta Interagency Neighborhood Stabilization Roundtable sponsored by the Federal Deposit Insurance Corp (FDIC), the Controller of Currency and the US Department of Housing and Urban Development (HUD). This event provided attendees with best practices regarding outreach efforts and disseminating resources, sharing asset disposition information from FDIC's Division of Receivership, addressing barriers and challenges to mainstream financial access and sharing the Community Reinvestment Act Neighborhood Stabilization updates. The federal financial regulatory agencies recently issued changes to the Community Reinvestment Act (CRA) rules in an effort to encourage financial institutions to help stabilize foreclosure-ravaged communities.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3 - ADMIN, General Administration	\$11,355.77	\$309,488.00	\$25,910.65
NSP3 - PRD, Fulton NSP3 Purchase, Rehabilitation & Disposition	\$546,036.66	\$2,785,397.00	\$766,126.94



Activities

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

Oct 1 thru Dec 31, 2012

N/A

To Date

\$773,721.00

Total Budget

\$773,721.00

\$773,721.00

Total Obligated

\$333,540.44

\$553,630.72

Total Funds Drawdown

\$134,333.70

\$354,423.98

Program Funds Drawdown

\$134,333.70

\$354,423.98

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$160,808.69

\$380,366.02

Atlanta Neighborhood Development Partnership, Inc.

\$160,808.69

\$380,366.02

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:

Expenditures and draws under this activity include the following 1988 Stanton Road, East Point, GA 30344 multi-family project costs: architectural design and supervision, construction and asset management, feasibility analysis, survey, property tax, insurance and acquisition developer fee.



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: ACQ/REHAB - LMMI

Activity Title: ACQ/REHAB - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP3 - PRD

Project Title:

Fulton NSP3 Purchase, Rehabilitation & Disposition

Projected Start Date:

04/01/2011

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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,011,676.00
Total Budget	\$2,011,676.00	\$2,011,676.00
Total Obligated	\$650,000.33	\$650,000.33
Total Funds Drawdown	\$468,235.96	\$468,235.96
Program Funds Drawdown	\$411,702.96	\$411,702.96
Program Income Drawdown	\$56,533.00	\$56,533.00
Program Income Received	\$56,533.12	\$56,533.12
Total Funds Expended	\$558,409.94	\$558,409.94
Atlanta Neighborhood Development Partnership, Inc.	\$558,409.94	\$558,409.94
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:

There were two single-family homebuyer closings this period, and an additional two single-family homebuyer closings not reported in prior periods.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	4/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/9
# of Singlefamily Units	4	4/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	4	0/0	4/9	4/9	100.00
# Owner Households	0	4	4	0/0	4/9	4/9	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
6018 Horseshoe Ln	Fairburn		Georgia	30213-4716	Match / Y
7397 Gossamer St	Union City		Georgia	30291-5199	Match / Y
5594 Waverly Park	Atlanta		Georgia	30349-2722	Match / Y
4939 Larkspur Ln	College Park		Georgia	30349-3940	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: 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$309,488.00
Total Budget	\$309,488.00	\$309,488.00
Total Obligated	\$0.00	\$309,488.00
Total Funds Drawdown	\$11,355.77	\$25,910.65
Program Funds Drawdown	\$11,355.77	\$25,910.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$14,873.93	\$35,840.08
Fulton County Government	\$14,873.93	\$35,840.08
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:

General administration and salary-related costs are continually expended and drawn under this activity.

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

