

Grantee: Fulton County, GA

Grant: B-08-UN-13-0004

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-UN-13-0004

Grantee Name:

Fulton County, GA

Grant Amount:

\$10,333,410.00

Grant Status:

Active

QPR Contact:

Lolita Collins

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$102,565.21

\$1,033,341.00

\$102,565.21

\$0.00

\$0.00

\$0.00

To Date

\$6,102,646.35

\$6,102,646.35

\$102,565.21

\$1,033,341.00

\$102,565.21

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	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	\$102,565.21
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,583,352.50	\$2,468,757.73

Overall Progress Narrative:

A satellite office was established for administration of the Neighborhood Stabilization Program in South Fulton County. The location of the office is 277 East Broad Street, Fairburn, GA 30213. An additional Community Development Specialist was hired in this month to manage and coordinate property acquisitions with the two Development Partners specifically contracted to perform the single-family foreclosed property acquisitions - APD Solutions, LLC and Atlanta Neighborhood Development Partnership.

Below is the status report for the Neighborhood Stabilization Program for the month of February, 2010:

The Neighborhood Stabilization Program contracts have been signed and executed by two of the three Housing Partners (Atlanta Neighborhood Development Partnership and APD Solutions, LLC). The partners have been given their Notice to Proceed. It is anticipated that the Housing Authority of Fulton County's contract will be signed by February 28, 2010.

The Community Development Specialists has met with the Housing Partners and reviewed Fulton County policies and procedures as well as the Housing Partners scope of work. APD Solutions, LLC and Atlanta Neighborhood Development Partnership have identified specific geographic areas in South Fulton in which they will purchase homes. Both Housing Partners are engaging in stages of negotiation for the acquisition of four to five homes each with a total combined value of approximately \$900,000. APD Solutions, LLC and Atlanta Neighborhood Development Partnership anticipate these properties to close within the next thirty (30) days.

The County and Housing Authority of Fulton County have identified several multi-family sites for acquisition. It is anticipated the negotiations will begin as soon as the contract has been signed and executed.

Currently the Neighborhood Specialization Program staff and Director engage in a weekly conference call with the U.S. Department of Housing and Urban Development to monitor the progress being made with the Neighborhood Stabilization Program and offer any technical assistance.

Below is the status report for the Neighborhood Stabilization Program (NSP) for the month of March 2010:

The Neighborhood Stabilization Program contracts have all been signed and executed by the three Housing Partners who are as follows: Atlanta Neighborhood Development Partnership, APD Solutions, LLC, and Housing Authority of Fulton County. The final contract was signed on March 2, 2010.

APD Solutions, LLC have accepted offers on seven (7) property acquisitions in the Morning Creek Subdivision located in South Fulton. This pending obligation will bring their acquisition total to \$724,539.00. The closing on the seven properties occurred on March 30, 2010. The seven properties on Hemperly Road were obligated in DRGR on April 7, 2010 and will not show up in the 1st Quarter 2010 QPR but in the 2nd Quarter 2010 QPR.

The Atlanta Neighborhood Development Partnership has identified properties in South Fulton in which their offers have been accepted has brought their acquisition total to \$391,648.00. Both, APD Solutions, LLC and Atlanta Neighborhood Development Partnership anticipate these properties to close by the end of the March 2010. The total amount of pending obligations for both Housing Partners combined is \$1,116,187.00.

The County and Housing Authority of Fulton County have identified and visited several multi-family sites for acquisition. It is anticipated the negotiations will begin and a purchase made within the next forty-five (45) days.

Marketing efforts undertaken by the NSP Housing Partners consist of the inclusion of the Fulton County Neighborhood Stabilization Program in a presentation to the Atlanta Board of Realtors and a presentation to Atlanta Urban League Home Buyer Education Workshop with 75 attendees.

The Neighborhood Specialization Program staff continues to participate in a weekly conference call with the U.S. Department of Housing and Urban Development (HUD). During this call, HUD and the NSP staff confer the progress being made with the Neighborhood Stabilization Program and discuss any challenges the County may be facing in the delivery of the Neighborhood Stabilization Program.

Below is the status report for the Neighborhood Stabilization Program for the month of January, 2010:

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	\$585,000.00	\$0.00
2008-NSF1-V275, Fulton NSP Demolition	\$0.00	\$800,000.00	\$0.00
2008-NSF1-V276, Fulton NSP Property Redevelopment	\$0.00	\$615,069.00	\$0.00
2008-NSF1-V277, Fulton NSP Land Banking	\$0.00	\$460,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
NSP - ADMIN, General Administration	\$102,565.21	\$1,033,341.00	\$102,565.21
NSP - HBA, Fulton NSP Homebuyer Assistance	\$0.00	\$120,000.00	\$0.00
NSP - PRD, Fulton NSP Purchase, Rehabilitation & Disposition	\$0.00	\$6,720,000.00	\$0.00

Activities

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

National Objective:

N/A

Responsible Organization:

Fulton County Government

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,033,341.00
Total CDBG Program Funds Budgeted	N/A	\$1,033,341.00
Program Funds Drawdown	\$102,565.21	\$102,565.21
Obligated CDBG DR Funds	\$1,033,341.00	\$1,033,341.00
Expended CDBG DR Funds	\$102,565.21	\$102,565.21
Fulton County Dept of Housing & Community Development	\$102,565.21	\$102,565.21
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

A satellite office was established for additional administration of the Neighborhood Stabilization Program located at 277 East Broad Street, Fairburn GA 30213. The Housing and Community Development Division's main office relocated to 137 Peachtree Street, Atlanta, GA 30303-3621. Accounts payable/ receivable, reporting and overarching compliance activities for NSP is conducted out of the main office. The satellite office handles the day-to-day programmatic activities of NSP.

Performance Measures

No 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: APD 01 SF AQUIS LMMI - 04/07/2010

Activity Title: 6197 Hemperly Road

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - PRD

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:

04/07/2010

Projected End Date:

06/07/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$130,872.68
Total CDBG Program Funds Budgeted	N/A	\$130,872.68
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Fulton County Dept of Housing & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed property (building and land) to later rehabilitate and either sell or rent to an eligible LMMI household.

Location Description:

Single Family home located at 6197 Hemperly Road, Atlanta, GA 30349.

Activity Progress Narrative:

Closing occurred on March 30, 2010. Program funds were obligated in DRGR during the month of April, 2010 and will show in the 2nd Quarter 2010 QPR.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

Address	City	State	Zip
6197 Hemperly Road	Atlanta	NA	30349

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 02 SF AQUIS LMMI - 04/07/2010

Activity Title: 6189 Hemperly Road

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - PRD

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:

04/07/2010

Projected End Date:

06/07/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$117,488.96
Total CDBG Program Funds Budgeted	N/A	\$117,488.96
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Fulton County Dept of Housing & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed property (building and land) to later rehabilitate and either sell or rent to an eligible LMMI household.

Location Description:

Single family home located at 6189 Hemperly Road, Atlanta, GA 30349.

Activity Progress Narrative:

Closing occurred on March 30, 2010. Program funds were obligated in DRGR during the month of April, 2010 and will show in the 2nd Quarter 2010 QPR.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

Address	City	State	Zip
6189 Hemperly Road	Atlanta	NA	30349

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 03 SF AQUIS LH 25 - 04/07/2010**Activity Title: 6149 Hemperly Road****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - PRD

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:

04/07/2010

Projected End Date:

06/07/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$110,621.49
Total CDBG Program Funds Budgeted	N/A	\$110,621.49
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Fulton County Dept of Housing & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed property (building and land) to later either sell or rent to an eligible LH 25 household at or below 50% of the Area Median Income.

Location Description:

Single family home located at 6149 Hemperly Road, Atlanta, GA 30349.

Activity Progress Narrative:

Closing occurred on March 30, 2010. Program funds were obligated in DRGR during the month of April, 2010 and will show in the 2nd Quarter 2010 QPR.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

Address	City	State	Zip
6149 Hemperly Road	Atlanta	NA	30349

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 04 SF AQUIS LMMI - 04/07/2010

Activity Title: 6145 Hemperly Road

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - PRD

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:

04/07/2010

Projected End Date:

06/07/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$121,691.41
Total CDBG Program Funds Budgeted	N/A	\$121,691.41
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Fulton County Dept of Housing & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed property (building and land) to later rehabilitate and either sell or rent to an eligible LMMI household.

Location Description:

Single family home located at 6145 Hemperly Road, Atlanta, GA 30349.

Activity Progress Narrative:

Closing occurred on March 30, 2010. Program funds were obligated in DRGR during the month of April, 2010 and will show in the 2nd Quarter 2010 QPR.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

Address	City	State	Zip
6145 Hemperly Road	Atlanta	NA	30349

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 05 SF AQUIS LMMI - 04/07/2010**Activity Title: 6113 Hemperly Road****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - PRD

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:

04/07/2010

Projected End Date:

06/07/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$121,708.50

Total CDBG Program Funds Budgeted

N/A

\$121,708.50

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Fulton County Dept of Housing & Community Development

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Acquisition of foreclosed property (building and land) to later rehabilitate and either sell or rent to an eligible LMMI household.

Location Description:

Single family home located at 6113 Hemperly Road, Atlanta, GA 30349.

Activity Progress Narrative:

Closing occurred on March 30, 2010. Program funds were obligated in DRGR during the month of April, 2010 and will show in the 2nd Quarter 2010 QPR.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

Address	City	State	Zip
6113 Hemperly Road	Atlanta	NA	30349

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 06 SF AQUIS LH 25 - 04/07/2010

Activity Title: 6033 Hemperly Road

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - PRD

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:

04/07/2010

Projected End Date:

06/07/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$109,066.02
Total CDBG Program Funds Budgeted	N/A	\$109,066.02
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Fulton County Dept of Housing & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed property (building and land) to later either sell or rent to an eligible LH 25 household at or below 50% of the Area Median Income.

Location Description:

Single family home located at 6033 Hemperly Road, Atlanta, GA 30349.

Activity Progress Narrative:

Closing occurred on March 30, 2010. Program funds were obligated in DRGR during the month of April, 2010 and will show in the 2nd Quarter 2010 QPR.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Locations

Address

6033 Hemperly Road

City

Atlanta

State

NA

Zip

30349

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 07 SF AQUIS LMMI - 04/07/2010**Activity Title: 6036 Hemperly Road****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - PRD

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:

04/07/2010

Projected End Date:

06/07/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$121,613.58

Total CDBG Program Funds Budgeted

N/A

\$121,613.58

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Fulton County Dept of Housing & Community Development

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Acquisition of foreclosed property (building and land) to later rehabilitate and either sell or rent to an eligible LMMI household.

Location Description:

Single family home located at 6189 Hemperly Road, Atlanta, GA 30349.

Activity Progress Narrative:

Closing occurred on March 30, 2010. Program funds were obligated in DRGR during the month of April, 2010 and will show in the 2nd Quarter 2010 QPR.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

Address	City	State	Zip
6036 Hemperly Road	Atlanta	NA	30349

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
