

**Grantee: Fulton County, GA**

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

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-13-0004

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

Fulton County, GA

**Award Date:****Grant Amount:**

\$10,333,410.00

**Contract End Date:**

03/09/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Arthur Christian

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

As indicated in the NSP Substantial Amendment, the areas of greatest need within Fulton County Government's jurisdiction are contained primarily within Commission District 7. The weighting system used to quantify the magnitude of the foreclosure problem in the jurisdiction identified District 7 as the location containing the highest measures of adverse foreclosure factors. The second highest ranking area, District 5, contained less than half of the weighted adverse foreclosure factors as District 7. Commission Districts 3 and 4 contained smaller concentrations of adverse foreclosure risk factors and will be considered for NSP funding also.

**Distribution and Uses of Funds:**

As indicated in the NSP Substantial Amendment and detailed in the activity descriptions, budget, and performance measures of the DRGR Action Plan, focused monetary resources are needed to turn the tide from that of negative externalities caused by the crisis of foreclosed and abandoned properties to positive stabilization of Fulton County neighborhoods and communities. The Neighborhood Stabilization Program is a much needed vehicle to achieve this goal.

**Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

**To Date**

\$10,213,410.00

<b>Total CDBG Program Funds Budgeted</b>	N/A	\$10,213,410.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## 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	\$0.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

## 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	\$2,072,948.50

## Overall Progress Narrative:

HUD NSP Quarterly Report Project Narrative  
July 1, 2009 to September 30, 2009

During the second reporting period, Fulton County has reviewed nineteen responses received from the Request for Proposals (RFP) for the Neighborhood Stabilization Program, and is forwarding the staff selection of three (3) prospective Development Partners to the Fulton County Board of Commissioners for approval at the October 21, 2009 meeting. Fulton County implemented an extremely rigorous and thorough review of all nineteen proposals that enlisted the expertise of several specialized departments and divisions – including Housing & Community Development, the Finance Department, Professional Standards, Legal and Risk Management – to examine specific proposal elements. This comprehensive, inter-departmental approach to examining and selecting the three NSP Development Partners further ensures the soundness of both the procurement and selection processes as well as the soundness and capabilities of the Development Partners to timely and successfully execute the plans and achieve the goals of the Neighborhood Stabilization Program.

The overall summary of the recommendation being sent to the Fulton County Board of Commissioners is to work with three selected partners in our NSP activities. Two of the development partners will acquire up to 60 foreclosed single family detached homes, bring them up to Fulton County building code standards and sell them or provide a rent to own option for eligible citizens in Fulton County. Twenty-five percent of the homes will be for families at 50% of average median income (AMI). The third development partner will acquire an 88 unit foreclosed multifamily complex and bring it up to County building code standards. Fifty percent of the apartments will be used to house intact homeless families or homeless women with children. The development will utilize Health and Human

services to aid families in becoming self sufficient. Services will be a condition of tenancy. Families will then be transitioned into market rate housing within Fulton County. The County is also recommending to purchase a 100 unit foreclosed facility and partner with the Housing Authority of Fulton County for Asset Management services and project-based Housing Choice Vouchers. This project will be similar to the other multifamily acquisition. Services will be a condition of housing and fifty percent of the units will be utilized for homeless women and children and intergenerational families. These recommendations will encumber approximately \$11 million within sixty days from the Board of Commissioners approval of the recommendation. It is anticipated that within the second quarter after contracts are executed over \$6 million of NSP funding will be expended. To re-cap, the proposed NSP activities being sent to the Board of Commissioners for approval consists of the following:

- Acquire, rehabilitate and occupy - by eligible program participants - up to 60 single-family foreclosed homes at a cost not to exceed \$5 million;
- Acquire, rehabilitate and occupy - by eligible program participants - an 88 unit foreclosed multifamily development at a cost not to exceed \$3 million;
- Acquire, rehabilitate and occupy - by eligible program participants - a 100 unit foreclosed multifamily development at a cost not to exceed \$3 million.

Additionally, staff of the Department of Housing & Community Development has worked with the County’s Attorney’s office to develop the legal agreements between the County and the Development Partners that includes language from NSP regulations.

There were two additional public information sessions held on September 16th and 23rd to inform potential buyers of opportunities to purchase NSP homes through the County’s program. A database of interested potential buyers has been created.

Staff completed all activities related to the environmental clearances needed for the program. These included preparing a Finding of No Significant Impact notice, preparing and publishing a public notice about the program to accept public comments, and preparing the request for release of funds from HUD. The State of Georgia Historic Preservation Office was also contacted. Final clearance from HUD has now been received. Individual reviews for each specific project will be undertaken as they are identified.

Bank account information was provided to HUD as requested to establish accounts within HUD’s system to facilitate wire transfers as expenses are incurred and drawdowns submitted. Accounts were also established within the County’s internal financial system for each activity. Staff has cleared all requirements and Fulton County has been removed from the funding block status with HUD. The County is currently authorized to drawdown NSP funding.

## 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	\$0.00	\$1,033,341.00	\$0.00

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

<b>Grantee Activity Number:</b>	<b>2008-NSF1-ADMIN</b>
<b>Activity Title:</b>	<b>General Administration</b>

**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**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,033,341.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,033,341.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Fulton County staff has been engaged in various activities related to the planning and implementation of the Neighborhood Stabilization Program and will submit its first administrative draw request within the next 21 days.

**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

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