

Grantee: Fulton County, GA

Grant: B-08-UN-13-0004

April 1, 2011 thru June 30, 2011 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

Total CDBG Program Funds Budgeted	N/A	\$10,213,410.00
Program Funds Drawdown	\$2,944,538.76	\$7,903,358.99
Program Funds Obligated	\$4,255,710.20	\$10,213,410.00
Program Funds Expended	\$737,140.43	\$4,617,850.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,126,401.29	\$2,584,364.54
Program Income Drawdown	\$0.00	\$496,999.92

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	\$364,070.94
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	\$2,072,948.50

Overall Progress Narrative:

The County has produced over \$2.5 million dollars in Program Income from the sale of forty-three (43) homes under the NSP1 program. The County partners, APD Solutions and Atlanta Neighborhood Development Partnership (ANDP) have purchased and rehabbed over eighty (80) properties in South Fulton County.

During this reporting period:

- Eighteen (18) properties were sold to income-eligible homebuyers;
- Six (6) of the homes purchased were bought by Homebuyer at or below 50% of the Area Median Income (AMI) for the Atlanta Metro Area;
- Rehabilitation of two (2) properties was completed.

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	\$16,817.81	\$1,033,341.00	\$364,070.94
NSP - HBA, Fulton NSP Homebuyer Assistance	\$0.00	\$0.00	\$0.00
NSP - PRD, Fulton NSP Purchase, Rehabilitation & Disposition	\$2,927,720.95	\$9,300,069.00	\$7,539,288.05

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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Fulton County Government

Overall	Apr 1 thru Jun 30, 2011	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	\$16,817.81	\$364,070.94
Program Funds Obligated	\$0.00	\$1,033,341.00
Program Funds Expended	\$95,135.38	\$671,050.04
Fulton County Dept of Housing & Community Development	\$95,135.38	\$671,050.04
Fulton County Government	\$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:

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:

The NSP program administrative office is working with the County's Grants Management Office, which performs drawdowns requested by the program administration office, to reconcile total administration expenses with outstanding administration draws.

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:

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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,062,009.20
Total CDBG Program Funds Budgeted	N/A	\$1,062,009.20
Program Funds Drawdown	\$20,422.05	\$216,719.52
Program Funds Obligated	\$865,711.73	\$1,062,009.20
Program Funds Expended	\$21,428.58	\$22,441.08
Atlanta Neighborhood Development Partnership, Inc.	\$21,428.58	\$22,441.08
Match Contributed	\$0.00	\$0.00
Program Income Received	\$148,037.37	\$194,418.10
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

A total of three (3) single family homes were sold to eligible low income homebuyers at or below 50% of the Area Median Income under this activity during the reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	4/12
# of Housing Units	3	4/12
# of Singlefamily Units	3	4/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	4/12	0/0	4/12	100.00
# Owner Households	3	0	3	4/12	0/0	4/12	100.00

Activity Locations

Address	City	State	Zip
3815 Buffington Place	Union City	NA	30291
5475 Bluegrass Drive	Atlanta	NA	30349
5863 Three Lakes Drive	College Park	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: ANDP ACQ/REHAB - LMMI

Activity Title:

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 - 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:

Atlanta Neighborhood Development Partnership, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$3,342,503.92
Total CDBG Program Funds Budgeted	N/A	\$3,342,503.92
Program Funds Drawdown	\$486,467.37	\$3,342,179.59
Program Funds Obligated	\$178,000.00	\$3,342,503.92
Program Funds Expended	\$478,079.64	\$491,351.56
Atlanta Neighborhood Development Partnership, Inc.	\$478,079.64	\$491,351.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$490,506.21	\$1,124,985.34
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

A total of six (6) single-family homes were purchased by eligible moderate to middle-income homebuyers under this activity during the reporting period.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	6		7/38	
# of Singlefamily Units	6		7/38	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	6	6	0/0	7/38	7/38	100.00
# Owner Households	0	6	6	0/0	7/38	7/38	100.00

Activity Locations

Address	City	State	Zip
7457 Spoleto Loop	Fairburn	NA	30213
7672 Overlook Bend	Fairburn	NA	30213
320 Fairmont Way	Fairburn	NA	30213
8805 Lakecrest Way	Union City	NA	30291
4133 Rockhill Court	Union City	NA	30291
6040 Trotters Circle	Fairburn	NA	30213

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:

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

APD Solutions, LLC

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,010,939.30
Total CDBG Program Funds Budgeted	N/A	\$1,010,939.30
Program Funds Drawdown	\$210,416.16	\$215,773.16
Program Funds Obligated	\$1,005,582.30	\$1,010,939.30
Program Funds Expended	\$7,661.25	\$44,706.23
APD Solutions, LLC	\$7,661.25	\$44,706.23
Fulton County Dept of Housing & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$95,505.51	\$136,878.53
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

A total of three (3) single-family homes were sold to eligible low-income homebuyers whose household income is at or below 50% of the Area Median Income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	4/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	4/13
# of Singlefamily Units	3	4/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	4/13	0/0	4/13	100.00
# Owner Households	3	0	3	4/13	0/0	4/13	100.00

Activity Locations

Address	City	State	Zip
4004 Robin Circle	Union City	NA	30291
6115 Hickory Lane	Union City	NA	30291
2236 Creel Drive	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 ACQ/REHAB - LMMI

Activity Title:

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 - 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

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$3,760,616.58
Total CDBG Program Funds Budgeted	N/A	\$3,760,616.58
Program Funds Drawdown	\$2,206,415.37	\$3,760,615.78
Program Funds Obligated	\$2,206,416.17	\$3,760,616.58
Program Funds Expended	\$134,835.58	\$1,144,201.43
APD Solutions, LLC	\$134,835.58	\$1,144,201.43
Fulton County Dept of Housing & Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$392,352.20	\$749,038.39
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

A total of six (6) single-family homes were sold to eligible homebuyers whose household income is at or below 120% of the Area Median Income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	10/38

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	10/38
# of Singlefamily Units	6	10/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	6	6	0/0	10/38	10/38	100.00
# Owner Households	0	6	6	0/0	10/38	10/38	100.00

Activity Locations

Address	City	State	Zip
105 Sandalin Lane	Atlanta	NA	30349
3596 Brookstone Way	Union City	NA	30291
5026 Larkspur Lane	Atlanta	NA	30349
7171 Boulder Pass	Union City	NA	30291
4946 Larkspur Lane	Atlanta	NA	30349
3482 Carriage Chase	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: NSP MF PROJECT DELIVERY - COLONY@CAMP CREEK

Activity Title: Project Delivery Costs

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:

05/21/2010

Projected End Date:

12/31/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Fulton County Dept of Housing & Community Development

Overall

Apr 1 thru Jun 30, 2011

To Date

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,000.00
Program Funds Drawdown	\$4,000.00	\$4,000.00
Program Funds Obligated	\$0.00	\$4,000.00
Program Funds Expended	\$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:

Project delivery costs associated with failed efforts to acquire multi-family NSP property Colony at Camp Creek.

Location Description:

Colony at Camp Creek

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/30
# of Multifamily Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/0	0/30	0
# Renter Households	0	0	0	0/30	0/0	0/30	0

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	
