

**Grantee: Fulton County, GA**

**Grant: B-11-UN-13-0004**

**July 1, 2012 thru September 30, 2012 Performance Report**

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**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:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$3,094,885.00

## 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 HUD's 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 has chosen four potential census tracts 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 is "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’s 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’s 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’s purchasing process. Therefore, the Fulton County’s 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’s Department of Purchasing & Contract Procurement Services vendors’ the listing 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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,094,885.00
<b>Total Budget</b>	\$0.00	\$3,094,885.00
<b>Total Obligated</b>	\$220,090.28	\$529,578.28
<b>Total Funds Drawdown</b>	\$226,988.75	\$234,645.16
<b>Program Funds Drawdown</b>	\$226,988.75	\$234,645.16
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,455.66	\$240,523.48
<b>Match Contributed</b>	\$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	\$14,554.88
Limit on State Admin	\$0.00	\$14,554.88

## 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:

• NSP staff has started obligating and expending federal dollars received from NSP-3. The total expended is \$240,523.48. On June 11, 2012, an existing two (2) building, 24 multi-family unit property was purchased. The multifamily property will provide a rental component to the County's NSP program thereby assisting more families who are not ready for homeownership. During 3rd Quarter 2012, the Developer (Atlanta Neighborhood Development Partnership, Inc.) completed a procurement process and selected Up Build Design LLC to provide architectural services and contracted with LDG Consulting, LLC to provide Owner's Representative Services. Up Build Design LLC is in the conceptual design phase. A Request for Qualifications and Proposals ("RFQ/P") was issued September 17, 2012 to obtain Construction Management Services. A Bidder Site Visit was scheduled for September 25, 2012 with eleven potential local contractors reviewing the property.

• NSP staff participated in the HUD Fair Housing Workshop on September 5, 2012. The Purpose of the workshop was to provide education and technical support in such areas as: Foreclosure Prevention, The Role of CPD, Housing Choice Voucher Program, Fair Housing Laws, The Affirmative Fair Housing Marketing Plan, What is Affirmatively Furthering Fair Housing Choice? The Analysis of Impediments (AI), The FHEO review of the Consolidated Action Plan, The CAPER, and Section 3 Economic Opportunities.

• NSP staff participated in one of the National Development Council Housing Underwriting Training class: September 10-14, 2012 in New Orleans, LA and Los Angeles, CA. Two NSP staff member completed all four of the National Development Council Housing Underwriting Training classes: Housing Development Finance: Problem Solving and Deal Structuring, Computer Spread Sheet Analysis for Housing, Homeownership Finance and Rental Housing Development Finance. These classes are part of National Development Council's (NDC) Housing Development Finance Professional Certification Program. The training sessions are a part of HUD's technical assistance effort.



# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3 - ADMIN, General Administration	\$6,898.47	\$309,488.00	\$14,554.88
NSP3 - PRD, Fulton NSP3 Purchase, Rehabilitation & Disposition	\$220,090.28	\$2,785,397.00	\$220,090.28



## Activities

<b>Grantee Activity Number:</b>	<b>ACQ/REHAB - LH25</b>
<b>Activity Title:</b>	<b>ACQ/REHAB - LH25</b>

**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:**

Fulton County Government

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$773,721.00
<b>Total Budget</b>	\$0.00	\$773,721.00
<b>Total Obligated</b>	\$220,090.28	\$220,090.28
<b>Total Funds Drawdown</b>	\$220,090.28	\$220,090.28
<b>Program Funds Drawdown</b>	\$220,090.28	\$220,090.28
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$532.95)	\$219,557.33
Fulton County Government	(\$532.95)	\$219,557.33
<b>Match Contributed</b>	\$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:**

Fulton County was reimbursed \$532.95 by the Developer, Atlanta Neighborhood Development Partnership, Inc., for partial refund of acquisition costs associated with the purchase of the multi-family apartment complex on Stanton Road in East Point, Georgia. The final HUD-1 Settlement Statement was \$532.95 less than previously expected. Since Fulton County was refunded the difference during 3rd Quarter 2012 only after having already drawdown the funds for the acquisition during 2nd Quarter 2012, the next draw will reflect reconciliation of the difference.



## 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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**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:**

Fulton County Government

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,011,676.00
<b>Total Budget</b>	\$0.00	\$2,011,676.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Fulton County Government	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 middle to moderate- 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:**

As single family homes are purchased, rehabbed, and sold to households under this activity, this narrative portion will be updated accordingly.

**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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**Grantee Activity Number:** NSP3 - ADMIN

**Activity Title:** ADMINISTRATION

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP3 - ADMIN

**Project Title:**

General Administration

**Projected Start Date:**

03/04/2011

**Projected End Date:**

03/04/2014

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Fulton County Government

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$309,488.00
<b>Total Budget</b>	\$0.00	\$309,488.00
<b>Total Obligated</b>	\$0.00	\$309,488.00
<b>Total Funds Drawdown</b>	\$6,898.47	\$14,554.88
<b>Program Funds Drawdown</b>	\$6,898.47	\$14,554.88
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,988.61	\$20,966.15
Fulton County Government	\$1,988.61	\$20,966.15
<b>Match Contributed</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:**

Salary-related staff costs are continually expended and drawn down 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

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