

Action Plan

Grantee: Cobb County, GA

Grant: B-08-UN-13-0002

LOCCS Authorized Amount:	\$ 6,889,134.00
Grant Award Amount:	\$ 6,889,134.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 7,267,366.37
Total Budget:	\$ 14,156,500.37

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Cobb County will utilize a two step system for identifying the "Areas of Greatest Need" throughout the county. First, Cobb County will utilize the HUD-developed "Foreclosure and Abandonment Risk Score" data as our primary system for identifying areas of greatest need. Cobb County has already analyzed and aggregated the high risk score block groups and Census Tracts for the entire county. The attached map, "Cobb County Priority Areas", depicts Cobb County's areas of greatest need based upon the HUD Foreclosure and Abandonment Risk Score data. Thus, Cobb will utilize the HUD data and the Cobb Priority Areas map to assist in targeting Cobb's NSP grant funds.

Second, Cobb has been obtaining detailed foreclosure information from local and national sources. The attached map, entitled "Foreclosure Hot Spots", depicts specific locations of actual home foreclosures in Cobb County. As additional information is obtained, the map will be updated and a much larger list of specific addresses where foreclosures have occurred will be available to Cobb to better pinpoint targeted areas of greatest need.

Cobb County will utilize the "Priority" Areas data provided by HUD as our first "screen" in targeting NSP grant funds. Our second "screen" in targeting will be to utilize our developing list of actual foreclosure sites. These two "screens" will form the basis of Cobb's foreclosure acquisition, rehabilitation, and sales efforts.

Based upon HUD's risk score data and Cobb's local data, the areas of greatest need include: (1) Powder Springs area, (2) Smyrna area, (3) Marietta area, (4) Acworth area, (5) Kennesaw area, and (6) other priority unincorporated areas as they are identified.

Distribution and and Uses of Funds:

Cobb County, in the distribution and uses of its NSP funds, is using a dual methodology to rank its Census Tracts and Block Group areas of greatest need. HUD's "Foreclosure and Abandonment Risk Score" data will be utilized by Cobb County as a first source to provide the HERA statutory requirement that it ranks its distribution and uses of NSP grant funds based upon areas of greatest need and the three HUD targeted priority areas: 1. Areas of the greatest percentage of home foreclosures; 2. Areas with the highest percentage of homes financed by a subprime mortgage related loan; and; 3. Areas identified by Cobb County as likely to face a significant rise in the rate of home foreclosures. Cobb County, through HUD's "Foreclosure and Abandonment Risk Score" methodology and Cobb's own foreclosure data base has developed practical variables that measure the three HERA stipulated categories. This twoscreen approach by Cobb County provides a methodology that considers the percentage and number of actual foreclosures, the percent and number of subprime mortgages used to purchase residential properties, as well as data variables that are predictive of future potential foreclosure problems in Cobb County. A) Areas of Cobb County with greatest percentage of home foreclosures: Cobb County will use qualified asset management firms (developers, banks, investors, and non-profit agencies) to target "high priority" areas of need as described in Section A, herein, by employing a two-step foreclosure remediation strategy. Qualified asset management firms will acquire and rehabilitate properties in Cobb's areas of greatest need – such as Powder Springs, Smyrna, Marietta, Kennesaw, Acworth, and other priority unincorporated areas as they are identified. Simultaneous to asset management firms acquiring and rehabilitating foreclosed vacant homes, the county will be working with the asset managers, and other local organizations to carry out a significant Outreach Program to identify eligible



homeowners who might qualify for the Cobb NSP. Cobb County will prepare and disseminate to potential homeowners a list of all HUD-approved housing counseling organizations in Cobb County and the Metro area. This will allow potential eligible homebuyers to meet the housing counseling requirement while Cobb's asset managers are acquiring and rehabilitating foreclosed Cobb County Homes. This two-step strategy will allow Cobb County to expeditiously expend its NSP grant funds. Also, this strategy will allow foreclosed housing units to be put back into the housing inventory for low and moderate income individuals and families. B) Areas with the highest percentage of homes financed by a subprime mortgage related loan: Cobb County will investigate the existing foreclosure inventory in the "high-risk", high priority areas to determine which projects utilized a subprime mortgage. Through the utilization of the County's Superior Court (Foreclosure Filings in Cobb County) and Planning Department, these subprime mortgage properties will be given high priority to ascertain if they are within the scope of the NSP guidelines and if they can be acquired with the targeted discounted rates as defined in the NSP regulations and by Cobb County. The Cobb NSP staff will work with all appropriate agencies (Cobb Superior Court, Cobb Planning Department, Banks, Fannie Mae, Freddie Mac, FHA agencies) to identify subprime mortgages that have been foreclosed upon. C) Areas identified as likely to face significant rise in the rate of home foreclosures: Cobb County will also investigate the existing foreclosure inventory in the "high-risk", high priority areas to determine which areas are likely to face a significant rise in the rate of home foreclosures, and through the utilization of the County's Superior Court and Planning Departments, these properties will be given high priority to ascertain

Definitions and Descriptions:

The State of Georgia defines "Blighted Structure" in House Bill 1313, Section 3, Title 22 of the Official Code of Georgia Annotated as: '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 of 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.

Cobb County will utilize the 2008 HUD-approved HOME Program Rent limits as the standard for the definition of "Affordable Rents for all rental housing scenarios.

Cobb County plans to utilize two methods to ensure "continued affordability" of NSP assisted housing.

First, Cobb will utilize a "Recapture Method" as defined by 24 CFR 92.254 (5) (ii) through liens on each property to ensure that the homeowner cannot reap a windfall profit. All NSP funds will be recaptured if NSP homeowners should sell their homes before the time period of designated "Continued Affordability" expires. Also, Cobb County is considering a "Shared-Equity" provision for each NSP homeowner assisted under the NSP Program. Should Cobb County adopt this provision (in addition to the Recapture Method) homeowners will have less incentive to sell their homes during Cobb's "Continued Affordability" time period. In other words, with a Recapture or Shared-Equity Provision, Cobb County will have adequate mechanisms in place to keep NSP assisted homes affordable throughout Cobb's NSP period of affordability and to protect the County's investment in this program.

Cobb County will utilize the following rehabilitation standards that will apply to NSP assisted activities: The International Residential Code (IRC) for one and two family dwellings – 2006, along with the Georgia State Amendments for one and two family dwellings to the IRC.

Low Income Targeting:

Cobb County anticipates the expenditure of 25% of its NSP grant funds on households whose incomes do not exceed 50% of AMI. For Cobb County, this amount is \$1,722,284 (\$6,889,134 @ 25%).

In an effort to effectively and efficiently utilize Cobb's 25% share of NSP funds, it anticipates that two significant support financial mechanisms may be needed to qualify these very low income individuals and families for homeownership first mortgages. These two financial mechanisms are as follows:

1. "Soft Seconds" to reduce the Sales Price to an amount affordable to a household whose income does not exceed 50% of AMI. For example, if an NSP home has a sales price of \$100,000 and the homebuyer can only qualify for a loan of \$85,000, Cobb will give strong consideration to making a "Soft Second" loan for the \$15,000 difference. This mechanism can help many households at or below 50% of AMI to qualify for homeownership.
2. Downpayment Assistance Cobb County will consider both the resources of the NSP and the HOME Program for downpayment assistance. Cobb currently has a HOME-funded DPA Program and this program can serve those at or below 50% of AMI, as it is already doing in Cobb County.

These two financial mechanisms, Soft Seconds and DPAs, will comprise the primary methods Cobb County will use to purchase and redevelop abandoned or foreclosed homes for housing individuals and families whose incomes do not exceed 50% of AMI.

Acquisition and Relocation:

Cobb County does not intend to demolish or convert any low and moderate income dwelling units. Cobb County has such a large number of vacant foreclosed properties that it intends to concentrate on these properties in Cobb's areas of greatest need. Also, Cobb County has a CDBG Anti- Displacement policy. This policy will be adhered to under the NSP by Cobb County purchasing/acquiring only vacant foreclosed homes.

The number of NSP affordable housing units to be made available under Cobb's NSP Program are estimated as follows:

1. Total Number of Units between 50% - 80% of AMI -- 4 Units.
2. Total Number of Units between 80% - 120% of AMI -- 20 Units.
3. Total Number of Units under 50% of AMI -- 10 Units.
4. Total Number of Units = 34

Public Comment:

Cobb County, in accordance with NSP public comment requirements, utilized the following public information avenues:

1. Newspaper ad published in the Marietta Daily Journal on Friday, October 17, 2008;
2. Television Station (local open access Channel 23) ad ran from Monday October 20, 2008 through Monday, October 27, 2008;
3. Cobb County CDBG Program Office website updated Friday, October 17, 2008 and will remain current throughout the program;
4. Conducted local public hearing on Monday, October 27, 2008 at the Cobb County Board Of Commissioners Room;
5. Cobb County Board of Commissioners Chairman Olen issued a letter dated October 21, 2008 to all chief elected officials of Cobb local jurisdictions inviting them, or one of their representatives, to attend the public hearing;
6. NSP information was distributed through the Institute of Real Estate Management [IREM], Georgia Chapter No. 67 email list;
7. Cobb County CDBG Program Office staff sent emails to other various interested parties including non-profits and quasi-government agencies;

The public hearing took place on Monday, October 27, 2008, [day 11] of the required 15 day public comment period, which began Friday October 17, 2008 and concluded Monday November 3, 2008. The following questions, as recorded in the official minutes of the public hearing, were raised and answered concerning the NSP:

1. Who would actually be loaning the money for the purchase of the properties?
2. What are the procedures for local jurisdictions, including historical properties, zoning and building codes?
3. Is the redevelopment of raw land compared to rehabilitation of existing structures excluding some things allowed by Housing and Economic Recovery Act?

Additional Activities:

1. On Saturday, November 8th, 2008, Nick Autorina participated in an "Economic Summit" at the Word-Of-Faith Church in Austell, GA. Nick spoke to approximately 100 people regarding the NSP in Cobb County
2. On Monday, November 10th, 2008, Nick Autorina participated in a Cobb County Board of Commissioners [BOC] Work Session to discuss and outline Cobb County's NSP strategy.
3. On Tuesday, November 11th, 2008, Nick Autorina and Michael Hughes, Director of Cobb County's Office of Economic Development, made a formal presentation before the Cobb County Board of Commissioners and interested Cobb County Citizens to discuss the NSP strategy. The Board unanimously voted 5-0 in favor of accepting HUD's NSP allocation for Cobb County.
4. On Tuesday, November 11th, 2008, the Marietta Daily Journal [MDJ] published a feature article on Cobb County's use of NSP funds (See Attachment "A" below)
5. On Thursday, November 13th, 2008, the Marietta Daily Journal [MDJ] published an Editorial in favor of Cobb County's projected use of the NSP funds (See Attachment "B" below).
6. Since October 17th, 2008, the following is a breakdown of the number of inquiries the CDBG Program Office has fielded by activity type:
General Inquiry regarding the NSP Funds: 26
Inquiry's regarding the "Request for Proposal Process" For the NSP: 17
Inquiry regarding Job Opportunities For the NSP: 125

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
281-NS09-0001-0305-	Cobb County NSP Foreclosure	281-NS09-0001-0305	NSP Foreclosure Acquisition Program
		281-NS09-0001-0305-6574	Cobb County NSP Foreclosure Acquisition Program
281-NS09-0013-0305-	Cobb County NSP Foreclosure	281-NS09-0013-0305	Cobb NSP Foreclosure Financial Mechanisms
		281-NS09-0013-0305-6574	Cobb County NSP Foreclosure Financial Mechanisms
281-NS09-014A-0305-	Cobb NSP Rehabilitation Program	281-NS09-014A-0305	Cobb NSP Rehabilitation Program
		281-NS09-014A-0305-6574	
		Multi Family NS09- 6574	Orchard Mill MultiFamily Rehab
281-NS09-021A-0129-	General and Contract	281-NS09-021A-0220	General Administration
9999	Restricted Balance	No activities in this project	



Activities

Project # / Title: 281-NS09-0001-0305-6574 / Cobb County NSP Foreclosure

Grantee Activity Number: 281-NS09-0001-0305
Activity Title: NSP Foreclosure Acquisition Program

Activity Type:

Acquisition - general

Project Number:

281-NS09-0001-0305-6574

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Cobb County NSP Foreclosure Acquisition

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,348,518.19

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,348,518.19

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Total



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Cobb County CDBG Program Office

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Cobb County CDBG Program Office

Organization Type

Unknown

Proposed Budget

\$ 5,348,518.19

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) priority unincorporated areas.

Activity Description:

Cobb's NSP Acquisition Program will be structured to meet all NSP statutory and regulatory requirements. The activity of Cobb's NSP Acquisition Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists.

The County plans to acquire 30 moderate-income units and 33 median-income units for a total of 63 units acquired with a combination of program funds and program income. All units that are acquired under this activity will be reported in the rehabilitation activity (281-NS09-014A-0305) when the home is sold to a qualified household.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 281-NS09-0001-0305-6574
Activity Title: Cobb County NSP Foreclosure Acquisition Program

Activity Type:

Acquisition - general

Project Number:

281-NS09-0001-0305-6574

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Cobb County NSP Foreclosure Acquisition

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 310,261.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 310,261.04

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Parcels acquired voluntarily

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cobb County CDBG Program Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Cobb County CDBG Program Office

Organization Type

Unknown

Proposed Budget

\$ 310,261.04



Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include: (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) priority unincorporated areas.

Activity Description:

Cobb's NSP Acquisition Program will be structured to meet all NSP statutory and regulatory requirements. The activity of Cobb's NSP Acquisition Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists.

The County plans to acquire 37 low-income units, 33 multi-family units and 4 single-family units, with a combination of program funds and program income. All units that are acquired under this activity will be reported in the rehabilitation activity (281-NS09-014A-0305-6574) when the home is rented or sold to a qualified household.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 281-NS09-0013-0305-6574 / Cobb County NSP Foreclosure

Grantee Activity Number: 281-NS09-0013-0305
Activity Title: Cobb NSP Foreclosure Financial Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

281-NS09-0013-0305-6574

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Cobb County NSP Foreclosure Financial

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 436,091.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 436,091.88

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cobb County CDBG Program Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cobb County CDBG Program Office	Unknown	\$ 436,091.88

Location Description:

Cobb County will utilize its NSP grant funds to assist low/moderate income persons in its areas of greatest need. These specific neighborhoods include (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) and other unincorporated priority areas.

Activity Description:

Cobb's NSP will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists. The County plans to give downpayment assistance to 30 moderate-income households and 33 median-income households that purchase a rehabilitated home using a combination of program funds and program income. All households that receive downpayment assistance will be reported in the rehabilitation activity (281-NS09-014A-0305) when the home is sold to a qualified household.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 281-NS09-0013-0305-6574
Activity Title: Cobb County NSP Foreclosure Financial Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

281-NS09-0013-0305-6574

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Cobb County NSP Foreclosure Financial

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 57,705.81

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 57,705.81

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total **Low** **Mod** **Low/Mod%**

0.0

0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cobb County CDBG Program Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Cobb County CDBG Program Office

Organization Type

Unknown

Proposed Budget

\$ 57,705.81



Location Description:

Cobb County will utilize its NSP grant funds to assist low/moderate income persons in its areas of greatest need. These specific neighborhoods include (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) and other unincorporated priority areas.

Activity Description:

Cobb's NSP will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

The County plans to give downpayment assistance to 4 low-income households that purchase a rehabilitated home using a combination of program funds and program income. All households that receive downpayment assistance will be reported in the rehabilitation activity (281-NS09-014A-0305-6574) when the home is sold to a qualified household.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 281-NS09-014A-0305-6574 / Cobb NSP Rehabilitation

Grantee Activity Number: 281-NS09-014A-0305
Activity Title: Cobb NSP Rehabilitation Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

281-NS09-014A-0305-6574

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Cobb NSP Rehabilitation Program

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 2,559,977.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,559,977.00

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Cobb County CDBG Program Office	Acquisition - general	281-NS09-0001-0305-6574	281-NS09-0001-0305	NSP Foreclosure Acquisition Program	General Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	63		30	47.62
# of Households	63		30	47.62

Proposed Accomplishments	Total
# of Singlefamily Units	63
# of Housing Units	63
# of Properties	63

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cobb County CDBG Program Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cobb County CDBG Program Office	Unknown	\$ 2,559,977.00

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs area, (2) Smyrna area, (3) Marietta area, (4) Kennesaw area, (5) Acworth area, (6) unincorporated priority areas.

Activity Description:

Cobb's NSP Rehabilitation Program will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of Cobb's NSP Rehabilitation Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists. The County plans to rehabilitate 30 moderate-income units and 33 median-income units for a total of 63 units acquired with a combination of program funds and program income. All units that are acquired, rehabilitated and sold will be reported in this activity when the home is sold to a qualified household. The County also plans to give downpayment assistance to 30 moderate-income households and 33 median-income households that purchase a rehabilitated home.

Environmental Assessment: COMPLETED

Environmental Reviews: None





Grantee Activity Number: 281-NS09-014A-0305-6574
Activity Title: Cobb NSP Rehabilitation Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

281-NS09-014A-0305-6574

Projected Start Date:

03/31/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Cobb NSP Rehabilitation Program

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,194,122.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,194,122.58

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Cobb County CDBG Program Office	Acquisition - general	281-NS09-0001-0305-6574	281-NS09-0001-0305-6574	Cobb County NSP Foreclosure Acquisition Program	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
# of Properties	3



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Cobb County CDBG Program Office

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Cobb County CDBG Program Office

Organization Type

Unknown

Proposed Budget

\$ 1,194,122.58

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs area, (2) Smyrna area, (3) Marietta area, (4) Kennesaw area, (5) Acworth area, (6) unincorporated priority areas.

Activity Description:

Cobb's NSP Rehabilitation Program will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of Cobb's NSP Rehabilitation Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists.

The County plans to rehabilitate 37 low-income units, 33 multi-family units and 4 single-family units, with a combination of program funds and program income. All units that are acquired, rehabilitated and rented or sold will be reported in this activity when the home is rented or sold to a qualified household. The County also plans to give downpayment assistance to all 4 low-income households that purchase a rehabilitated homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number:	Multi Family NS09- 6574
Activity Title:	Orchard Mill MultiFamily Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

281-NS09-014A-0305-6574

Projected Start Date:

12/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Cobb NSP Rehabilitation Program

Projected End Date:

12/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,521,452.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,521,452.74

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	33	33		100.00
# of Households	33	33		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	33
# of Housing Units	33
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cobb County Georgia

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cobb County Georgia	Local Government	\$ 2,521,452.74



Location Description:

1800 Mulkey Rd, Austell, GA 30106

Activity Description:

I multi-family complex acquired through NSP and rehabbed for LH 25 Set-aside

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 281-NS09-021A-0129-6312 / General and Contract

Grantee Activity Number: 281-NS09-021A-0220
Activity Title: General Administration

Activity Type:

Administration

Project Number:

281-NS09-021A-0129-6312

Projected Start Date:

10/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

General and Contract Administration

Projected End Date:

01/31/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 1,388,913.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,388,913.00

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Cobb County CDBG Program Office

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cobb County CDBG Program Office	Unknown	\$ 1,388,913.00

Location Description:

Cobb County NSP1 General Administration activities take place in the Cobb County CDBG Program Office, which is located at 121 Haynes St, Marietta, GA 30060.

Activity Description:

This Cobb County NSP1 activity, General Administration, provides for those duties necessary to carry-out and administer NSP1 activities for Cobb County, GA. These may include those costs associated with a professional services grants administration contract, as well as any applicable costs associated with designated office space such as utilities, office furniture, and necessary supplies.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

- Reviewer - We have determined that all the activities described above are in agreement with the original submission, and are in compliance with the requirements under the NSP. Therefore, we recommend for approval of substantial amendment of FY 2008 Annual Action Plan submitted by Cobb County, Georgia.
- Reviewer - We have determined that all the activities are in agreement with the original submission and are in compliance with the requirements under the NSP. Therefore, we recommend approval of the substantial amendment to FY 2008 Annual Action Plan submitted by Cobb County, Georgia.
- Reviewer - The grantee revised three activities (Acquisition, Financial Mechanisms, and Rehabilitation) to six activities to serve those whose incomes are at or below 50 percent of AMI and to serve those at 51-120 percent of AMI.

Reviewer - We found that information provided above is in agreement with the original submission, and is in compliance with the requirements under the NSP.

Reviewer - 11.01.12 Expanded target area

Action Plan History

Version	Date
B-08-UN-13-0002 AP#1	04/21/2009
B-08-UN-13-0002 AP#2	07/06/2011
B-08-UN-13-0002 AP#3	01/05/2012
B-08-UN-13-0002 AP#4	02/22/2012
B-08-UN-13-0002 AP#5	04/27/2012
B-08-UN-13-0002 AP#6	11/01/2012
B-08-UN-13-0002 AP#7	11/01/2013
B-08-UN-13-0002 AP#8	02/23/2015
B-08-UN-13-0002 AP#9	08/04/2015
B-08-UN-13-0002 AP#10	01/25/2017
B-08-UN-13-0002 AP#11	07/20/2017
B-08-UN-13-0002 AP#12	08/30/2017
B-08-UN-13-0002 AP#13	09/26/2017
B-08-UN-13-0002 AP#14	10/06/2017
B-08-UN-13-0002 AP#15	01/10/2018
B-08-UN-13-0002 AP#16	01/25/2018
B-08-UN-13-0002 AP#17	01/31/2018
B-08-UN-13-0002 AP#18	02/07/2018

