Action Plan

Grantee: Douglas County, GA

Grant: B-11-UN-13-0007

LOCCS Authorized Amount: \$ 1,628,471.00 Grant Award Amount: \$ 1,628,471.00

Status: Reviewed and Approved

Estimated PI/RL Funds: \$1,798,737.16

Total Budget: \$ 3,427,208.16

Funding Sources

Funding Source Funding Type
Program Income Program Income

Narratives

Summary of Distribution and Uses of NSP Funds:

The jurisdiction certifies:

a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

How Fund Use Addresses Market Conditions:

A number of Douglas County neighborhoods have been adversely impacted by the current foreclosure crisis. Douglas County is required to target the NSP3 funds to one or more areas of greatest need in its jurisdiction and has the flexibility to define these areas. The selected target area must be located in the top 20 percent of foreclosure needs scores. This score is provided by HUD, and is an indicator of the geographic area's need for NSP3 assistance. The minimum need score for a selected target area is 17. Once the target area has been selected, an assessment of the market characteristics for the jurisdiction as a whole, as well as the proposed target area was conducted. The assessment was also useful in determining the amount of financial investment needed. The ability to sell or lease NSP units, development costs, and the levels and terms of the NSP funding that are required to fill financing gaps. Some of the market information reviewed included: sales volume, age of listings, foreclosed units, and abandoned or vacant units to mention a few. HUD's Neighborhood Stabilization Program (NSP) offered financial resources to assist in the redevelopment of foreclosed homes throughout the County. The County also took into consideration market conditions, homebuyer demand, NSP 1 investments and available funding when determining the NSP3 areas. Under NSP1, the County received an award of \$3.8 million in the Georgia Department of Community Affairs (DCA) NSP funds and was successful in impacting 27 foreclosed homes in numerous neighborhoods within the NSP1 target areas. The County's funding priorities are 1) acquisition and rehabilitation of foreclosed properties for homeownership in areas that meet the minimum NSP3 Risk Score requirement and are in stable markets, 2) areas that did not receive investments from NSP 1 funding and, 3) areas where affordable homes could be made available for sale or lease purchase to homebuyers whose household income is at or below 120% of the area median income. The selected NSP 3 target area consists of neighborhoods within Commission District 3. The target area is located



in Blocks 130970805075001, 130970805075002, 130970805075003, 130970805075004, 130970805075005, 130970805075006, 130970805075007, 130970805075008, 130970805075009, 130970805075010, 130970805075011, 130970805011, 130970805011, 130970805011, 130970805011, 1309708011000011, 130970801100011, 130970801100011, 1309708011000011, 1309708011000011, 13097080110000110130970805075012, 130970805075014, 130970805075015, 130970805076004, and 130970805076005. The area is bound by Punkintown Road on the east, Highway 5 on the west, Dorsett Shoals Road on the north and a portion of Big A Road on the south. The areas are within the Fairplay Middle and Alexander High school districts. This area includes, but is not limited to, retail and business centers, GRTA Express bus transportation, Douglas County Vanpool and access to I-20 and Highway 5. The amended NSP 3 target area consists of neighborhoods within Commission District 1 and Commission District 2. The target area is located in Blocks 130970806022017, 130970801021004, 130970802023047, 130970802023034, 130970801021007, 130970802021010, 130970806022020, 130970801031004, 130970806022000, 130970806022003, $130970802013016, \ 130970802012007, \ 130970802012008, \ 130970801033022, \ 130970802023013, \ 130970802013005, \ 130970802013016, \ 130970802012007, \ 130970802012008, \ 1309708020133022, \ 130970802023013, \ 130970802013005, \ 130970802012008, \ 130970802013016, \ 130970802012008, \ 130970802013002, \ 130970802013013, \ 130970802013005, \ 130970802012008, \ 130970802013002, \ 130970802012008, \ 1309708008,$ 130970802012025, 130970802012032, 130970802013026, 130970802023022, 130970802022008, 130970802021005, 130970802012019, 130970802023011, 130970801032032, 130970801032025, 130970801032030, 130970801031009, 130970802013010, 130970802013006, 13097080202402

Ensuring Continued Affordability:

Douglas County has adopted the affordability period requirements for the HOME program as its standard for this program as set forth in 24 CFR 92.254 for homeownership housing and 24 CFR 92.252 (a) (c) (e) and (f) for lease purchase housing, based on the amount of NSP funds provided for each project. These periods of affordability will be determined as follows based upon the level of assistance provided per unit for homeownership housing. For single family lease purchase the county will maintain the same affordability period as implemented in NSP1. The affordability period will be based on the total NSP subsidy provided to each unit.

NSP Subsidy
Affordability Period
< \$15,000
5 years
\$15,000 -\$40,000
10 years
\$40,000>
15 years

Definition of Blighted Structure:

Note: For the purposes of the Georgia NSP the following definition shall apply:

Pursuant to 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.

Definition of Affordable Rents:

The County will follow the HUD regulations as set forth in 24 CFR 92.252. The county will use the fair market rents 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. Douglas County is in the new Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area which is made up of twenty four counties.

Housing Rehabilitation/New Construction Standards:

Note: At a MINIMUM, NSP rehabilitation activities must meet the following:

- a) Newly constructed or rehabilitation of single or multi-family residential structures being funded using NSP assistance must, at project completion, meet all applicable regulations in accordance with Minimum Standard Georgia Building Codes (http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp) as well as all locally adopted codes b) All requirements of 24 CFR Part 35 as related to lead-based paint shall apply to NSP activities.
- c) All single and/or multifamily residential structures must also meet all federal and state accessibility requirements including but not limited to those associated with the use of federal funds.

Rehabilitation in excess of the above minimum standards may be undertaken in order to incorporate modern, green building and energy-efficient improvements which will enhance long-term affordability.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.



Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

NSP3 Program Administrator Contact Information Name (Last, First) Roberts, Ron Email Address rroberts@co.douglas.ga.us Phone Number 770-920-7241 Mailing Address 8700 Hospital Drive, Douglasville, GA 30134

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	No activities in a	this project	
NSP3-001	LMMI	NSP3-001	LMMI Acq/Rehab	
NSP3-002	LH25	NSP3-002	LH25 Acq/Rehab	
NSP3-003	Administration	NSP3-003	Administration	
NSP3-004	LMMI Homebuyer Assistance	NSP3-004	LMMI Homebuyer Assistance)
NSP3-005	LH25 Homebuyer Assistance	NSP3-005	LH25 Homebuyer Assistance	
NSP3-06	LH25 Redevelopment	NSP3-06	LH25 Redevelopment	
NSP3-07	LH25 Redevelopment Homebuyer	NSP3-07	LH25 Redevelopment Homebuyer Assistance	



Activities

Project #/ **NSP3-001 / LMMI**

Grantee Activity Number: NSP3-001

Activity Title: LMMI Acq/Rehab

Activity Status: Activity Type:

Rehabilitation/reconstruction of residential structures **Under Way**

Project Number: Project Title: LMMI

NSP3-001

Projected Start Date: Projected End Date:

03/10/2011 07/31/2022

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$ 2,157,835.80

Not Blocked Most Impacted and

Distressed Budget: \$ 0.00 **National Objective:**

Other Funds: \$853,215.36 LMMI: Low, Moderate and Middle Income National Objective for **NSP Only Total Funds:** \$3,011,051.16

Benefit Report Type: Program Income Account:

Direct (Households) Douglas County Program Income

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account	
Douglas County	Homeownership Assistance to low- and moderate-income	NSP3-004	NSP3-004	LMMI Homebuyer Assistance	Douglas County Program Income	

Proposed Beneficiaries Total Mod Low/Mod% Low # Owner Households 15 9 60.00 # of Households 15 60.00

15

Proposed Accomplishments Total

of Singlefamily Units 15

of Elevated Structures

of Housing Units

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)



Activity funds eligible for DREF (Ike Only) #Units with other green **#Units deconstructed** #Sites re-used **#Units exceeding Energy Star** #Units with bus/rail access #Low flow showerheads #Low flow toilets **#Units with solar panels** #Dishwashers replaced #Clothes washers replaced #Refrigerators replaced

#Light Fixtures (indoors) replaced #Replaced hot water heaters

#Light fixtures (outdoors) replaced

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties 15

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Type Proposed Budget Douglas County Local Government \$ 2,157,835.80

Funding Source Name Matching Funds Funding Amount \$ 853,215.36 **Program Income** No

Location Description:

NSP3 target areas as previously described.

Activity Description:

Acquire, rehabilitate and sell eligible properties to LMMI households.

All beneficiaries of homebuyer assistance under Activity number NSP3-004 will be reported under this activity.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Project # / NSP3-002 / LH25



Activity Title: LH25 Acq/Rehab

Activity Type: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title:

NSP3-002 LH25

Projected Start Date: Projected End Date:

03/10/2011 06/30/2022

Project Draw Block by HUD: Project Draw Block Date by HUD:

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Not Blocked

Block Drawdown By Grantee: Total Budget: \$900,002.45

Not Blocked Most Impacted and

Most Impacted and

National Objective: Distressed Budget: \$ 0.00

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

Other Funds: \$ 306,405.12

Total Funds: \$ 1,206,407.57

Benefit Report Type: Program Income Account:

Direct (Households)

Douglas County Program Income

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Douglas County	Homeownership Assistance to low- and moderate-income	NSP3-005	NSP3-005	LH25 Homebuyer Assistance	Douglas County Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed AccomplishmentsTotal# of Singlefamily Units5# of Housing Units5# of Properties5

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Douglas County Local Government \$ 900,002.45



Funding Source Name Matching Funds Funding Amount

Program Income No \$306,405.12

Location Description:

NSP3 target areas previously approved.

Activity Description:

Acquire, rehabilitate and sell eligible properties to LH25 households.

All beneficiaries of homebuyer assistance under Activity number NSP3-005 will be reported under this activity.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-003 / Administration



Grantee Activity Number: NSP3-003 Activity Title: Administration Activity Status: Activity Type: Administration **Under Way Project Number: Project Title:** NSP3-003 Administration **Projected End Date: Projected Start Date:** 03/10/2011 06/30/2022 **Project Draw Block by HUD: Project Draw Block Date by HUD:** Not Blocked **Activity Draw Block by HUD: Activity Draw Block Date by HUD:** Not Blocked **Block Drawdown By Grantee: Total Budget:** \$ 85,766.11 Not Blocked Most Impacted and **Distressed Budget:** \$0.00 **National Objective:** \$ 40,000.00 Other Funds: Not Applicable (for Planning/Administration or Unprogrammed Funds only) **Total Funds:** \$ 125,766.11 **Benefit Report Type: Program Income Account:** NA Douglas County Program Income Proposed budgets for organizations carrying out Activity: **Responsible Organization Organization Type Proposed Budget Douglas County** Local Government \$ 85,766.11 **Funding Source Name Matching Funds Funding Amount Program Income** No \$ 40,000.00 **Location Description: Activity Description:**

Admin

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews:	None	
Activity Supporting Documents:	None	

Project # / NSP3-004 / LMMI Homebuyer Assistance



Activity Title: LMMI Homebuyer Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3-004

Projected Start Date:

03/10/2011

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

LMMI Homebuyer Assistance

Projected End Date:

07/31/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 28,000.00

Most Impacted and

Distressed Budget: \$ 0.00 **Other Funds:** \$ 0.00

Total Funds: \$ 28,000.00

Program Income Account:

Douglas County Program Income

Proposed Beneficiaries Total Low Mod Low/Mod%

Owner Households 0.0

of Households 0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Douglas County Local Government \$28,000.00

Location Description:

NSP3 target areas as previously described

Activity Description:

Provide \$2,000.00 in closing cost assistance to homebuyers under the acq/rehab program to LMMI households. All beneficiaries will be reported under Activity number NSP3-001.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-005 / LH25 Homebuyer Assistance



Activity Title: LH25 Homebuyer Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP3-005

Projected Start Date:

03/10/2011

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.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

LH25 Homebuyer Assistance

Projected End Date:

07/31/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 8,000.00

Most Impacted and

Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 8,000.00

Program Income Account:

Douglas County Program Income

Proposed Beneficiaries Total Low Mod Low/Mod%

Owner Households 0.0

0.0

Proposed Accomplishments Total

of Singlefamily Units

of Housing Units

of Households

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Douglas County Local Government \$8,000.00

Location Description:

NSP3 Target area as previously described

Activity Description:

Provide \$2,000.00 in closing cost assistance to homebuyers under the acq/rehab program to LH25 households. All beneficiaries will be reported under Activity number NSP3-002.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-06 / LH25 Redevelopment



Activity Title: LH25 Redevelopment

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-06

Projected Start Date:

06/15/2021

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.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title: LH25 Redevelopment

Projected End Date:

06/30/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 96,603.80

Most Impacted and

Distressed Budget: \$ 0.00 Other Funds: \$ 0.00

Total Funds: \$ 96,603.80

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Douglas County	Homeownership Assistance to low- and moderate-income	NSP3-07	NSP3-07	LH25 Redevelopment Homebuyer Assistance	General Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments Total # of Singlefamily Units

of Multifamily Units

of Housing Units

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

of Substantially Rehabilitated Units

ELI Households (0-30% AMI)



Activity funds eligible for DREF (Ike Only) #Units with other green **#Units deconstructed** #Sites re-used **#Units exceeding Energy Star** #Units with bus/rail access #Low flow showerheads #Low flow toilets **#Units with solar panels** #Dishwashers replaced #Clothes washers replaced #Refrigerators replaced #Light fixtures (outdoors) replaced #Light Fixtures (indoors) replaced #Replaced hot water heaters #Replaced thermostats #Efficient AC added/replaced #High efficiency heating plants #Additional Attic/Roof Insulation **#Energy Star Replacement Windows** # of Properties 1 Proposed budgets for organizations carrying out Activity: **Responsible Organization Organization Type Proposed Budget Douglas County** Local Government \$ 96,603.80 **Location Description:** NSP3 target areas previously approved. **Activity Description:** Abandoned or vacant homes will be acquired and rehabilitated or demolished and reconstructed into new single family homes for sale to very low income households. **Environmental Assessment: UNDERWAY Environmental Reviews:** None **Activity Attributes:** None **Activity Supporting Documents:** None



Project #/

06/15/2021

Not Blocked

NSP3-07 / LH25 Redevelopment Homebuyer Assistance

Grantee Activity Number: NSP3-07

Activity Title: LH25 Redevelopment Homebuyer Assistance

Activity Type: Activity Status:

Homeownership Assistance to low- and moderate-income Under Way

Project Number: Project Title:

NSP3-07 LH25 Redevelopment Homebuyer

Projected Start Date: Projected End Date:

Project Draw Block by HUD: Project Draw Block Date by HUD:

06/30/2022

Not Blocked

Activity Draw Block by HUD: Activity Draw Block Date by HUD:

Block Drawdown By Grantee: Total Budget: \$2,000.00

Not Blocked Most Impacted and

Not Blocked Most Impacted and National Objective: Most Impacted Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 2,000.00

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 Multifamily Units

of Housing Units

Proposed budgets for organizations carrying out Activity:

Responsible Organization Organization Proposed Budget

Douglas County Local Government \$ 2,000.00

Location Description:

NSP3 target areas previously approved



Activity Description:

Provide \$2,000 in closing cost assistance to homebuyers under NSP3-06.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

Forte, 4/11/2011: This activities described in the Action Plan are consistent with what is defined in the NSP3

application. CWF

Action Plan History

Version	Date
B-11-UN-13-0007 AP#18	08/02/2021
B-11-UN-13-0007 AP#17	07/14/2021
B-11-UN-13-0007 AP#16	06/29/2021
B-11-UN-13-0007 AP#15	11/25/2020
B-11-UN-13-0007 AP#14	10/15/2020
B-11-UN-13-0007 AP#13	12/15/2017
B-11-UN-13-0007 AP#12	10/30/2017
B-11-UN-13-0007 AP#11	02/12/2016
B-11-UN-13-0007 AP#10	12/01/2014
B-11-UN-13-0007 AP#9	09/09/2014
B-11-UN-13-0007 AP#8	01/21/2014



B-11-UN-13-0007 AP#7	12/18/2013
B-11-UN-13-0007 AP#6	11/26/2013
B-11-UN-13-0007 AP#5	11/18/2013
B-11-UN-13-0007 AP#4	10/31/2013
B-11-UN-13-0007 AP#3	04/30/2013
B-11-UN-13-0007 AP#2	05/23/2012
B-11-UN-13-0007 AP#1	04/14/2011

