

Action Plan

Grantee: Fulton County, GA

Grant: B-11-UN-13-0004

LOCCS Authorized Amount:	\$ 3,094,885.00
Grant Award Amount:	\$ 3,094,885.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 587,734.00
Total Budget:	\$ 3,682,619.00

Funding Sources

No Funding Sources 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 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 the HUD 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 chose four potential census tracts in which 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 of 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 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 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 purchasing process. Therefore, the Fulton County 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 Department of Purchasing & Contract Procurement Services list of vendors 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:

DaTonya Lewis, NSP Project Specialist
 Phone: 404.612.8060
 Email: datonya.lewis@fultoncountyga.gov

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3 - ADMIN	General Administration	NSP3 - ADMIN	ADMINISTRATION
NSP3 - PRD	Fulton NSP3 Purchase,	ACQ/REHAB - LH25	ACQ/REHAB - LH25
		ACQ/REHAB - LH25 - MF	ACQ/REHAB - LH25 - MF
		ACQ/REHAB - LMMI	ACQ/REHAB - LMMI
		ACQ/REHAB - LMMI - MF	ACQ/REHAB - LMMI - MF

Activities

Project # / NSP3 - ADMIN / General Administration

Grantee Activity Number: NSP3 - ADMIN
Activity Title: ADMINISTRATION

Activity Type:

Administration

Project Number:

NSP3 - ADMIN

Projected Start Date:

03/04/2011

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 Administration

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 365,933.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 365,933.90

Benefit Report Type:

NA

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Fulton County Government

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Fulton County Government

Organization Type

Unknown

Proposed Budget

\$ 365,933.90

Location Description:



Main Office: Fulton County Housing & Community Development Division 137 Peachtree Street, S.W., Suite 300, Atlanta, GA 30303-3621.

Activity Description:

General Planning & Administration costs necessary to carry out and administer NSP activities.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP3 - PRD / Fulton NSP3 Purchase, Rehabilitation &

Grantee Activity Number: ACQ/REHAB - LH25
Activity Title: ACQ/REHAB - LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - PRD

Projected Start Date:

04/01/2011

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.

Activity Status:

Under Way

Project Title:

Fulton NSP3 Purchase, Rehabilitation &

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 55,686.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 55,686.85

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# Owner Households	1	1		100.00



of Households 7 7 100.00

Proposed Accomplishments

Total

of Singlefamily Units 1
 # of Multifamily Units 6
 # of Housing Units 7
 # ELI Households (0-30% AMI)

Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

Atlanta Neighborhood Development Partnership, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Neighborhood Development Partnership, Inc.	Non-Profit	\$ 55,686.85

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 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.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: ACQ/REHAB - LH25 - MF
Activity Title: ACQ/REHAB - LH25 - MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - PRD

Projected Start Date:

01/01/2012

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:

Fulton NSP3 Purchase, Rehabilitation &

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 808,125.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 808,125.56

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

9

9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Atlanta Neighborhood Development Partnership, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ANDP, Inc.

Atlanta Neighborhood Development Partnership, Inc.

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 808,125.56

\$ 0.00



Location Description:

1988 Stanton Road
East Point, GA 30344

Activity Description:

24 Unit Multi-Family Development

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: ACQ/REHAB - LMMI
Activity Title: ACQ/REHAB - LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - PRD

Projected Start Date:

04/01/2011

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

Activity Status:

Under Way

Project Title:

Fulton NSP3 Purchase, Rehabilitation &

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,220,289.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,220,289.36

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10		9	90.00
# Owner Households	8		8	100.00
# of Households	18		17	94.44

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Multifamily Units	10
# of Housing Units	18
# of Properties	8

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Atlanta Neighborhood Development Partnership, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Neighborhood Development Partnership, Inc.	Non-Profit	\$ 1,220,289.36



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 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 moderate to middle income households between 50% and 120% of the area median income.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: ACQ/REHAB - LMMI - MF
Activity Title: ACQ/REHAB - LMMI - MF

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - PRD

Projected Start Date:

01/01/2012

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:

Fulton NSP3 Purchase, Rehabilitation &

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,209,303.37

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,209,303.37

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
16		16	100.00
16		16	100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

16

of Housing Units

16

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Atlanta Neighborhood Development Partnership, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ANDP, Inc.

Atlanta Neighborhood Development Partnership, Inc.

Organization Type

Unknown

Non-Profit

Proposed Budget

\$ 1,209,303.37

\$ 0.00



Location Description:

1988 Stanton Road
East Point, GA 30344

Activity Description:

24 Unit Multi-Family Development

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

Reviewer - No Projects/Activities have been added, only Admin.-RM

Reviewer - 7/19/12 NSP3
Updated Environmental Review Statuses to 'Complete'
Updated Activity Statuses to 'Underway'
Updated Activity Descriptions
Updated Direct Benefit to ?Renter?
Updated Housing Units to ?Multi Family?

STEPHEN Reviewed and approved.

Reviewer - Budget adjustments to activities

Reviewer - ANDP-LH25 and ANDP-LMMI were modified slightly to complete the last draw for Project Costs. The remaining funds available in NSP3 are administrative funds

Action Plan History

Version

Date



B-11-UN-13-0004 AP#1	10/27/2011
B-11-UN-13-0004 AP#2	01/27/2012
B-11-UN-13-0004 AP#3	04/23/2012
B-11-UN-13-0004 AP#4	07/19/2012
B-11-UN-13-0004 AP#5	01/29/2013
B-11-UN-13-0004 AP#6	04/26/2013
B-11-UN-13-0004 AP#7	07/30/2013
B-11-UN-13-0004 AP#8	01/23/2014
B-11-UN-13-0004 AP#9	04/25/2014
B-11-UN-13-0004 AP#10	07/22/2014
B-11-UN-13-0004 AP#11	07/13/2017
B-11-UN-13-0004 AP#12	10/04/2018
B-11-UN-13-0004 AP#13	02/05/2019
B-11-UN-13-0004 AP#14	04/25/2019
B-11-UN-13-0004 AP#15	08/15/2019
B-11-UN-13-0004 AP#16	10/21/2019

