

Action Plan

Grantee: Henry County, GA

Grant: B-11-UN-13-0008

LOCCS Authorized Amount:	\$ 1,217,736.00
Grant Award Amount:	\$ 1,217,736.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,601,834.45
Total Budget:	\$ 3,819,570.45

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Henry County Neighborhood Stabilization Program 3 will make available all funds to Families and Individuals whose income meets Income Limits.

Henry County will use 25% of its NSP allocation (at least \$304,434.00) plus 25% of any program income received to purchase and redevelop/rehabilitate foreclosed, abandoned, blighted, and vacant homes that will house individuals or families whose incomes do not exceed 50% of area median income.

1. "Soft Seconds" Henry County will utilize NSP Program funds to reduce the Sales Price to an amount affordable to a household whose income does not exceed 50% AMI
 2. Down-payment Assistance (DPA) Henry County will utilize NSP Program Funds for down-payment assistance
- These two financial mechanisms, Soft Seconds and DPA's will comprise the primary methods Henry County will use to purchase and redevelop abandoned, vacant, blighted, and foreclosed homes for housing individuals and families whose income do not exceed 50% of AMI. Adding Eligibility "D" & "E" will allow Henry County to have more flexibility and choices when acquiring properties.

How Fund Use Addresses Market Conditions:

Using the scores provided in the HUD Foreclosure Needs website, project areas were chosen with scores of 17 or greater, where supplemental data showed a high number of foreclosures within the last year and a high percentage of homes financed by high-cost primary mortgages. Henry County will be obtaining land parcel specific data where foreclosures have occurred since 2009. This data will also be mapped and correlated with the Census Tracts, and Census Block Groups already identified as areas of greatest need using the HUD supplied foreclosure and abandonment risk data. Henry County has had great success with the NSP 1 Program in one of the areas we have submitted for the NSP 3 Program. We feel with the continuation of this program; we will have a substantial impact in Stockbridge and other identified low-income areas in Henry County. Henry County will continue to reverse the negative impact that foreclosures have had on our County.

Ensuring Continued Affordability:

Henry County will utilize the "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 designated "Continued Affordability" expires. With the "Recaptured Method" Henry County will have adequate mechanisms in place to keep NSP assisted homes affordable throughout Henry's NSP period of affordability and to protect the County's investment in the program.

NSP3 - Affordability Period
\$1.00 - \$15,000 - 5 years



\$15,000 - \$25,000 - 10 years

Definition of Blighted Structure:

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 unorganized or developed property which:

(A) Presents two or more of the following conditions:

- (1) Uninhabitable, unsafe, or abandoned structures;
- (2) Inadequate provisions for ventilation, light, air, or sanitation
- (3) 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; 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;
- A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare
- (4) 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;
- (5) Repeated illegal activity on the individual property of which the property owner knew or should have known; or
- (6) The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation; and

Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property

Definition of Affordable Rents:

Although Henry County does not intend to implement –will not implement- any rental housing scenarios through the NSP Program, Henry County would utilize the 2008 HUD-approved Home Program Rent limits as the standard for the definition of "Affordable Rents" for all rental housing scenarios if rental scenarios were incorporated.

Housing Rehabilitation/New Construction Standards:

The Henry County Neighborhood Stabilization Program has adopted the HOME Program Rehabilitation Standards for NSP 1 and will continue to use these standards in the implementation of NSP 3. Henry County will utilize the following rehabilitation standards that will apply to all NSP activities: The International Building Code (IRC) for one and two family dwellings-2006, along with the Georgia State Amendments for one and two family dwellings to the IRC. Henry County acknowledges that the requirements of 24 CFR Part 35 as related to lead-based paint shall apply to NSP activities.

All single and/or multifamily residential structures must meet all federal and state accessibility requirements including but not limited to those associated with the use of federal funds.

Vicinity Hiring:

Henry County will to the maximum extent feasibility, provide for hiring of employees that reside in the vicinity of NSP 3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP 3 projects.

Procedures for Preferences for Affordable Rental Dev.:

N/A

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First)

Wallace, Stacey

Sagnot, Shannan

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Phone Number

770-288-6547

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Mailing Address

140 Henry Parkway, McDonough, Georgia 30253

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	No activities in this project		
NSP3-001	LMMI	NSP3-001	Acquisition and	



		NSP3-001	Rehabilitation-LMMI
NSP3-002	LH25	NSP3-002	Acquisition and Rehabilitation-LH25
NSP3-003	Administration Cost	NSP3-003	Administration



Activities

Project # / NSP3-001 / LMMI

Grantee Activity Number: NSP3-001
Activity Title: Acquisition and Rehabilitation-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-001

Projected Start Date:

03/11/2011

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:

LMMI

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,470,744.43

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,470,744.43

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

17 10 58.82

of Households

17 10 58.82

Proposed Accomplishments

of Singlefamily Units

Total

17

of Housing Units

17

#Sites re-used

17

#Low flow showerheads

10

#Low flow toilets

15

#Dishwashers replaced

2

#Refrigerators replaced

10

#Light fixtures (outdoors) replaced

10

#Light Fixtures (indoors) replaced

20

#Replaced hot water heaters

10

#Replaced thermostats

5



#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	30
# of Properties	17

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Henry County Governmental Services Authority	Local Government	\$ 2,470,744.43

Location Description:

Henry County will focus the activity on selected areas in Census Tracts/Block Tracts submitted via Mapping Too;

Activity Description:

Make available financial mechanisms that facilitate the purchase and rehabilitation of foreclosed homes and residential properties

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3-002 / LH25

Grantee Activity Number: NSP3-002
Activity Title: Acquisition and Rehabilitation-LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-002

Projected Start Date:

03/11/2011

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:

LH25

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 569,028.48

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 569,028.48

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
#Sites re-used	6
#Low flow showerheads	5
#Low flow toilets	10
#Dishwashers replaced	1
#Refrigerators replaced	6
#Light fixtures (outdoors) replaced	8
#Light Fixtures (indoors) replaced	6
#Replaced hot water heaters	3
#Replaced thermostats	3
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	5



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

Henry County Governmental Services Authority

Organization Type

Local Government

Proposed Budget

\$ 569,028.48

Location Description:

Homes will be acquired and rehabbed in areas identified as areas of the greatest need with a minimum NSP3 mapping score of 17. Concentration will be in Stockbridge and the census tracts identified in the Action Plan.

Activity Description:

The homes acquired and sold for this activity will be made available to families and households with incomes less than 50 percent of the area median income.

Environmental Assessment: COMPLETED**Environmental Reviews:** None**Activity Attributes:** None**Activity Supporting Documents:** None

Project # / NSP3-003 / Administration Cost

Grantee Activity Number: NSP3-003
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP3-003

Projected Start Date:

03/11/2011

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration Cost

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,679.05

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 200,679.05

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Henry County Governmental Services Authority

Organization Type

Local Government

Proposed Budget

\$ 200,678.05

Location Description:

140 Henry Parkway, McDonough, Georgia 30253

Activity Description:

10% for Administration Cost for NSP 3 Program

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Action Plan Comments:

Forte, 4/28/2011: The information above is consistent with the application submitted.CWF

Forte, Rejected because the administration activity that was added as amendment #1 is not showing up. Need to complete the Activity information and title. CWF

Forte, 08/02/2011: The purpose of this amendment is to add administration as a budget activity. CWF

Mclver, Please re-submit QPR when ready.

Action Plan History

Version	Date
B-11-UN-13-0008 AP#13	12/30/2020
B-11-UN-13-0008 AP#12	04/01/2019
B-11-UN-13-0008 AP#11	11/08/2018
B-11-UN-13-0008 AP#10	01/31/2018
B-11-UN-13-0008 AP#9	12/15/2017
B-11-UN-13-0008 AP#8	10/31/2016
B-11-UN-13-0008 AP#7	06/17/2016
B-11-UN-13-0008 AP#6	06/16/2016
B-11-UN-13-0008 AP#5	04/28/2015
B-11-UN-13-0008 AP#4	03/06/2014
B-11-UN-13-0008 AP#3	02/21/2014
B-11-UN-13-0008 AP#2	02/03/2014
B-11-UN-13-0008 AP#1	08/02/2011

