

**Grantee: Dekalb County, GA**

**Grant: B-08-UN-13-0003**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-13-0003

**Obligation Date:****Grantee Name:**

DeKalb County, GA

**Award Date:****Grant Amount:**

\$18,545,013.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:****Recovery Needs:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

**To Date**

\$18,545,013.00

**Total CDBG Program Funds Budgeted**

N/A

\$18,545,013.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,781,751.95	\$0.00
Limit on Admin/Planning	\$1,854,501.30	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

As background, on July 14, 2009, the DeKalb County Board of Commissioners awarded the Request for Proposal (RFP) of the NSP to the Atlanta Neighborhood Development Partnership, Inc. (ANDP). The actual contract was executed on September 9, 2009. ANDP will assist DeKalb County in implementing a portion of the Neighborhood Stabilization Program. For the reporting period ending September 30, 2009, no homes have been purchased or rehabilitated.

Even though we have not begun the property acquisition process, we have continued to engage critical stakeholders in the implementation planning phase. Additionally, our community outreach has been instrumental in the creation of an infrastructure/system necessary to implement the program. The general feedback from the citizens has been supportive and positive.

A summary of our outreach efforts and developmental strategies from July 1 through September 30, 2009 are set forth below.

- On Saturday morning July 11, 2009, the DeKalb County Community Development team participated in the "Not by Bread Alone" community outreach breakfast hosted by the Bouldercrest Church of Christ. The purpose of this meeting was to update the citizens on the status of NSP. There were approximately 80 attendees, including individuals from the local real estate community. The presentation and Q&A session focused on the DeKalb Neighborhood Stabilization Program and how to access it to improve neighborhoods. Based on the Q&A session and other comments, the attendees were very excited about the program. We anticipate tremendous follow through from this community as we continue through the implementation phase.

- On August 6, 2009, the County had the first team meeting with ANDP. At this meeting responsibilities and action item activity were identified and the team has continued to meet on a weekly basis.

- As a result of ANDP's work and the collaborative team approach that we are using, we are pleased with the progress and development of the following documents and reporting systems:

- Ø The program guide details loan terms, repayment, the participating lenders, eligible applicants, eligible properties, environmental reviews, eligible loans, underwriting, reservation guidelines, second mortgage loan documents and other related instruments needed to appropriately close the transaction.

- Ø We created important checklists that will add to an efficient, cogent and comprehensive operation.

- Ø We also worked on creating a brochure that simplified the program to ensure a user friendly approach for the consumer, as well as created the most frequently asked questions document.

- On September 9, 2009, the County and ANDP sponsored a training session at the Porter Sanford III Performing Arts and Community Center for the lenders and real estate professionals. The response from the participants was one of excitement and willingness to move forward. A second training session is scheduled for early November 2009.

- In late September, in communication with the CEO's office of DeKalb County, the NSP program began

developing a program for DeKalb Police Officers and First Responders. The DeKalb Officers Next Door Program is designed to enable our officers to fulfill the American dream of homeownership. Our officers and other first responders who place their lives on the line everyday to protect the public, will have a chance to purchase a quality affordable home in the designated areas of greatest need. The program was announced in late October 2009.

- As part of DeKalb’s comprehensive effort to reach out to all of the neighborhoods of greatest need, the DeKalb Board of Commissioners approved the firm of Pellerin & Salomon Real Estate Services, LLC to implement DeKalb County’s NSP effort in the Municipalities of DeKalb County, which excludes the City of Atlanta. The Pellerin & Salomon firm is a for-profit company that has the ability to perform all aspects of real estate financing, development and management with a proven track record of developing and managing over 30 assets in the southeastern United States. We are excited about the partnership and anticipate the formal signing of the contract in late October 2009.

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08-A, Funding Mechanisms	\$4,000,000.00	\$0.00	\$7,500,020.00	\$0.00
08-B, Purchase and Rehabilitate of NSP Eligible Properties	\$700,000.00	\$0.00	\$7,690,492.00	\$0.00
08-C, Establishment of Land Banks for Foreclosed Homes	\$0.00	\$0.00	\$500,000.00	\$0.00
08-D, Demolition of Blighted Structures	\$0.00	\$0.00	\$500,000.00	\$0.00
08-E, Redevelop Demolished or Vacant Properties	\$0.00	\$0.00	\$500,000.00	\$0.00
08-F, Administration	\$0.00	\$0.00	\$1,854,501.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number: 08-A1**

**Activity Title: Financing Mechanisms**

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Planned

**Project Number:**

08-A

**Project Title:**

Funding Mechanisms

**Projected Start Date:**

07/15/2009

**Projected End Date:**

09/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

DeKalb County Government

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,550,020.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,550,020.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP funds will be used to establish funding mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties. The financing mechanisms will include but not be limited to: first and second mortgages (soft, hard, gap financing).

**Location Description:**

The areas of greatest need identified in DeKalb County NSP application.

**Activity Progress Narrative:**

NSP funds will be used to establish funding mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties. The financing mechanisms will include, but not be limited to first and second mortgages (soft, hard, gap financing).

On September 9, 2009, DeKalb County executed the contract with the Subrecipient, the Atlanta Neighborhood Development Partnership Inc. (ANDP). During this quarter DeKalb County and ANDP focused on creating the documents required to move the program forward and to insure that regulatory compliance would be adhered to. DeKalb County is prepared to move forward and we anticipate, based on preliminary analysis, that the police officers and first responders as well as the general public are excited about the program and the possibilities. We anticipate seeing significant lending activity going forward.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Households benefitting</b>	0	0	0	0/0	0/128	0/128

**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

<b>Grantee Activity Number:</b>	<b>08-A2</b>
<b>Activity Title:</b>	<b>Funding Mechanisms Affordable Rental Units 25% LH</b>

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Planned

#### Project Number:

08-A

#### Project Title:

Funding Mechanisms

#### Projected Start Date:

07/15/2009

#### Projected End Date:

09/30/2013

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Responsible Organization:

DeKalb County Government

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$2,950,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,950,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

NSP funds will be used to establish funding mechanisms for the purchase and redevelopment of foreclosed multi-family properties. The financing mechanisms will include but not be limited to: developer loans; rehabilitation loans and shared equity loans. The activity will benefit persons whose incomes are below 50% of AMI

#### Location Description:

The areas of greatest need identified in the DeKalb County NSP application

#### Activity Progress Narrative:

NSP funds will be used to establish funding mechanisms for the purchase and redevelopment of foreclosed multi-family properties. The financing mechanisms will include, but not be limited to developer loans, rehabilitation loans, or shared equity loans. The activity will benefit persons whose incomes are below 50% of AMI.

#### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1

## 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: 08-B1**

**Activity Title: Purchase and Rehab of NSP Eligible Properties**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

08-B

**Project Title:**

Purchase and Rehabilitate of NSP Eligible Properties

**Projected Start Date:**

07/15/2009

**Projected End Date:**

09/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

DeKalb County Government

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$5,940,492.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,940,492.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP funds will be used to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell and redevelop such homes and properties.

**Location Description:**

The areas of greatest need identified in the DeKalb County NSP application.

**Activity Progress Narrative:**

NSP funds will be used to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed, in order to sell and redevelop such homes and properties.

Detailed discussions with ANDP regarding neighborhood and property selection criteria, based upon market conditions, have occurred. We developed acquisition and rehabilitation guidelines.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/38

**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

<b>Grantee Activity Number:</b>	<b>08-B2</b>
<b>Activity Title:</b>	<b>Purch. &amp; Rehab of NSP Eligible Properties - 25% LH</b>

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Project Number:

08-B

### Projected Start Date:

07/15/2009

### National Objective:

NSP Only - LH - 25% Set-Aside

### Activity Status:

Planned

### Project Title:

Purchase and Rehabilitate of NSP Eligible Properties

### Projected End Date:

09/30/2013

### Responsible Organization:

DeKalb County Government

## Overall

## Jul 1 thru Sep 30, 2009

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$1,750,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,750,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Activity Description:

NSP funds will be used to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell and redevelop such homes and properties that will benefit persons whose incomes are below 50% of AMI.

## Location Description:

The areas of greatest need identified in the DeKalb County NSP application.

## Activity Progress Narrative:

NSP funds will be used to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed, in order to sell and redevelop such homes and properties that will benefit persons whose incomes are below 50% of AMI.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/15

## 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

<b>Grantee Activity Number:</b>	<b>08-C</b>
<b>Activity Title:</b>	<b>Establishment of Land Banks for Foreclosed Homes</b>

#### Activity Category:

Land Banking - Acquisition (NSP Only)

#### Activity Status:

Planned

#### Project Number:

08-C

#### Project Title:

Establishment of Land Banks for Foreclosed Homes

#### Projected Start Date:

07/15/2009

#### Projected End Date:

09/30/2013

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

DeKalb County Government

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

NSP funds will be used to acquire through a partnering agency foreclosed homes at the lowest possible price in the "Areas of Greatest Need". The partnering agency will hold the properties for future development and use. They will maintain, assemble, redevelop, market and dispose of land banked properties.

#### Location Description:

The areas of greatest need identified in the DeKalb County NSP application.

#### Activity Progress Narrative:

NSP funds will be used to acquire, through a partnering agency, foreclosed homes at the lowest possible price in the "Areas of Greatest Need". The partnering agency will hold the properties for future development and use. They will maintain, assemble, redevelop, market and dispose of properties that are in the land bank.

#### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4

## 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:** 08-D

**Activity Title:** Demolition of Blighted Structures

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

08-D

**Project Title:**

Demolition of Blighted Structures

**Projected Start Date:**

07/15/2009

**Projected End Date:**

09/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

DeKalb County Government

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

DeKalb County will contract with a partnering agency to clear, demolish, and remove buildings and improvements. Consideration will be given to buildings that pose safety concerns and violate environmental standards in the neighborhoods. This activity may also include the movement of structures to other sites. Demolition will only be used in areas where stabilization is needed.

**Location Description:**

The areas of greatest need identified in the DeKalb County NSP application.

**Activity Progress Narrative:**

DeKalb County will contract with a partnering agency to clear, demolish, and remove buildings and improvements. Consideration will be given to buildings that pose safety concerns and violate environmental standards in the neighborhoods. This activity may also include the movement of structures to other sites. Demolition will be used to help stabilized neighborhoods.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/28

**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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<b>Grantee Activity Number:</b>	<b>08-E</b>
<b>Activity Title:</b>	<b>Redevelop Demolished or Vacant Properties</b>

### Activity Category:

Construction of new replacement housing

### Project Number:

08-E

### Projected Start Date:

07/15/2009

### National Objective:

NSP Only - LMMI

### Activity Status:

Planned

### Project Title:

Redevelop Demolished or Vacant Properties

### Projected End Date:

09/30/2013

### Responsible Organization:

DeKalb County Government

## Overall

## Jul 1 thru Sep 30, 2009

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Activity Description:

DeKalb County will collaborate with strategic partners that work to provide affordable housing to families that are eligible under NSP requirements. The County will implement redevelopment activities using NSP funding. These activities will take into consideration the buyer selection process, sale price of property, continued affordability, and tenure of benefit.

## Location Description:

The areas of greatest need identified in the DeKalb County NSP application.

## Activity Progress Narrative:

DeKalb County will collaborate with strategic partners that work to provide affordable housing to families that are eligible under NSP requirements. The County will implement redevelopment activities using NSP funding. These activities will take into consideration the buyer selection process, sale price of property, continued affordability, and tenure of benefit.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4

## 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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<b>Grantee Activity Number:</b>	<b>08-F</b>
<b>Activity Title:</b>	<b>Administration</b>

#### Activity Category:

Administration

#### Activity Status:

Planned

#### Project Number:

08-F

#### Project Title:

Administration

#### Projected Start Date:

07/15/2009

#### Projected End Date:

09/30/2013

#### National Objective:

N/A

#### Responsible Organization:

DeKalb County Government

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

Total Projected Budget from All Sources	N/A	\$1,854,501.00
Total CDBG Program Funds Budgeted	N/A	\$1,854,501.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### Activity Description:

DeKalb County will use the funds for planning, administration and implementation of NSP related projects/activities.

#### Location Description:

The areas of greatest need identified in the DeKalb County NSP application.

#### Activity Progress Narrative:

DeKalb County will use the funds for planning, administration and implementation of NSP related projects/activities.

#### Performance Measures

No 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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