

Grantee: Dekalb County, GA

Grant: B-08-UN-13-0003

April 1, 2019 thru June 30, 2019 Performance Report

Grant Number: B-08-UN-13-0003	Obligation Date:	Award Date:
Grantee Name: DeKalb County, GA	Contract End Date: 03/09/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$18,545,013.00	Grant Status: Active	QPR Contact: Allen Mitchell
LOCCS Authorized Amount: \$18,545,013.00	Estimated PI/RL Funds: \$7,078,855.00	
Total Budget: \$25,623,868.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Distribution and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$22,213,853.62
Total Budget	\$0.00	\$22,013,853.62
Total Obligated	\$0.00	\$21,864,372.83
Total Funds Drawdown	\$0.00	\$21,714,461.39
Program Funds Drawdown	\$0.00	\$14,780,379.61
Program Income Drawdown	\$0.00	\$6,934,081.78



Program Income Received	\$0.00	\$7,482,256.73
Total Funds Expended	\$0.00	\$21,288,980.91
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$2,375,107.54
Limit on Admin	\$0.00	\$2,375,107.54
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$6,405,967.00	\$6,075,653.40



Overall Progress Narrative:

NSP1 2nd QTR 4-1-2019 to 6-30-2019

The County has aggressively pursued finalizing the “Close Out” of our NSP Programs. Most recently, via an Invitation to Bid (ITB) process, the County received eight (8) responding bids. After a detailed assessment, the Community Development Department recommended Synergy Real Estate Developers LLC as the lowest responsive and responsible bidder to execute the NSP scope of work to acquire, rehabilitate, and dispose of NSP properties not to exceed \$3,750,000 using a scattered site approach.

The Community Development Department received approval from the DeKalb Board of Commissioners on August 14, 2018 to move forward with the recommended bidder, Synergy Real Estate Developers LLC. All facets of the contract were executed. The County issued a “Notice to Proceed” on November 8, 2018.

With the shrinking amount of eligible single family foreclosed properties in the targeted communities, Synergy Real Estate Developers LLC., nonetheless, identified six properties and submitted them for the County’s review. After a detailed feasibility analysis the Community Development Department determined that the purchase price and rehab cost exceeded a prudent investment posture and decided not to execute. Efforts to secure a multifamily project, condos, and single family possibilities are ongoing.

In fact, just recently the Community Development Department has identified a multifamily property that is located within the top 10 zip codes (Area of Greatest Need) and will be evaluating its feasibility. Initial discussions with potential developers have occurred and further communication is anticipated to determine the financing of the project. Additionally, the department is working with the County’s Tax Commission Department to identify additional parcels that will be NSP eligible. These effort and more will bring us closer to closing out NSP.

Even though the market has considerably change from 2009, DeKalb County anticipate success as we move forward.

Barry Williams is the lead NSP Manager on this initiative.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08-A, Funding Mechanisms	\$0.00	\$6,290,512.00	\$5,092,924.44
08-B, Purchase and Rehabilitate of NSP Eligible Properties	\$0.00	\$13,034,349.57	\$9,215,276.63
08-C, Establishment of Land Banks for Foreclosed Homes	\$0.00	\$155,495.43	\$0.00
08-D, Demolition of Blighted Structures	\$0.00	\$300,000.00	\$0.00
08-E, Redevelop Demolished or Vacant Properties	\$0.00	\$2,290,566.00	\$0.00
08-F, Administration	\$0.00	\$2,552,945.00	\$472,178.54



Activities

Project # / 08-B / Purchase and Rehabilitate of NSP Eligible Properties

Grantee Activity Number: 08-B1-A009
Activity Title: 803 Tradd Court, Stone Mountain, GA 30087

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 08-B

Project Title:
 Purchase and Rehabilitate of NSP Eligible Properties

Projected Start Date:
 01/01/2010

Projected End Date:
 12/31/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 DeKalb County Government2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$97,309.00
Total Budget	\$0.00	\$97,309.00
Total Obligated	\$0.00	\$97,309.00
Total Funds Drawdown	\$0.00	\$97,309.00
Program Funds Drawdown	\$0.00	\$97,309.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$28,413.80
Total Funds Expended	\$0.00	\$97,309.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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, 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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries 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	



Grantee Activity Number: 08-B1-A046
Activity Title: 438 Pennybrook Drive, Stone Mountain, GA 30087

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-B

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitate of NSP Eligible Properties

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$133,531.45
Total Budget	\$0.00	\$133,531.45
Total Obligated	\$0.00	\$133,531.45
Total Funds Drawdown	\$0.00	\$133,531.45
Program Funds Drawdown	\$0.00	\$76,057.03
Program Income Drawdown	\$0.00	\$57,474.42
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$133,531.45
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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, 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:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries 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

Grantee Activity Number:	08-B1-A060
Activity Title:	580 Shadow Valley Ct, Lithonia, GA30058

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-B

Projected Start Date:

07/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitate of NSP Eligible Properties

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$97,386.38
Total Budget	\$0.00	\$97,386.38
Total Obligated	\$0.00	\$97,386.38
Total Funds Drawdown	\$0.00	\$97,386.38
Program Funds Drawdown	\$0.00	\$78,736.00
Program Income Drawdown	\$0.00	\$18,650.38
Program Income Received	\$0.00	\$19,510.04
Total Funds Expended	\$0.00	\$97,386.38
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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, 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:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources

	Amount
Federal Home Loan Bank -AHP	\$20,000.00
Subtotal Match Sources	

Other Funding Sources

	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	08-B1-PI-APD01
Activity Title:	1907 PIEDMONT POINT DRIVE LITHONIA, GA 30058

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-B

Projected Start Date:

10/26/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitate of NSP Eligible Properties

Projected End Date:

10/26/2013

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government2

Overall

	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$152,168.76
Total Budget	\$0.00	\$152,168.76
Total Obligated	\$0.00	\$152,168.76
Total Funds Drawdown	\$0.00	\$152,168.76
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$152,168.76
Program Income Received	\$0.00	\$102,402.73
Total Funds Expended	\$0.00	\$152,592.08
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries 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

Grantee Activity Number:	08-B1-PI-APD05
Activity Title:	1901 PIEDMONT POINT DRIVE LITHONIA, GA 30058

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-B

Projected Start Date:

10/24/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitate of NSP Eligible Properties

Projected End Date:

10/24/2013

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government2

Overall

	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$166,337.05
Total Budget	\$0.00	\$166,337.05
Total Obligated	\$0.00	\$166,337.05
Total Funds Drawdown	\$0.00	\$166,337.05
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$166,337.05
Program Income Received	\$0.00	\$95,368.73
Total Funds Expended	\$0.00	\$166,337.05
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries 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



Grantee Activity Number: 08-B1-PI-NPI004
Activity Title: 1626 Cobbs Creek Ln. Decatur GA 30032

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 08-B
Projected Start Date:
 02/01/2013
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Purchase and Rehabilitate of NSP Eligible Properties
Projected End Date:
 02/01/2014
Completed Activity Actual End Date:

Responsible Organization:
 DeKalb County Government2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$57,989.00
Total Budget	\$0.00	\$57,989.00
Total Obligated	\$0.00	\$57,989.00
Total Funds Drawdown	\$0.00	\$57,989.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$57,989.00
Program Income Received	\$0.00	\$40,205.54
Total Funds Expended	\$0.00	\$57,989.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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



Grantee Activity Number: 08-B1-PI-NPI009
Activity Title: 1890 Corners Circle Lithonia, GA 30058

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 08-B
Projected Start Date:
 04/10/2014
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Purchase and Rehabilitate of NSP Eligible Properties
Projected End Date:
 04/10/2015
Completed Activity Actual End Date:

Responsible Organization:
 DeKalb County Government2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$118,681.00
Total Budget	\$0.00	\$118,681.00
Total Obligated	\$0.00	\$118,681.00
Total Funds Drawdown	\$0.00	\$118,681.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$118,681.00
Program Income Received	\$0.00	\$69,249.56
Total Funds Expended	\$0.00	\$118,681.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
 NPI USE OF PROGRAM INCOME

Location Description:
 AREAS OF GREATEST NEED

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries 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



Grantee Activity Number:	08-B1-R007
Activity Title:	1527 Rupert Road, Decatur, GA 30032

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
08-B

Projected Start Date:
01/01/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Purchase and Rehabilitate of NSP Eligible Properties

Projected End Date:
12/31/2011

Completed Activity Actual End Date:

Responsible Organization:
DeKalb County Government

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$169,108.66
Total Budget	\$0.00	\$169,108.66
Total Obligated	\$0.00	\$169,108.66
Total Funds Drawdown	\$0.00	\$169,108.66
Program Funds Drawdown	\$0.00	\$169,108.66
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$117,069.73
Total Funds Expended	\$0.00	\$169,108.66
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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, 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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1



Beneficiaries Performance Measures

No Beneficiaries 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

Grantee Activity Number:	08-B1-R010
Activity Title:	2256 Alpha Drive, Decatur, GA 30032

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-B

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitate of NSP Eligible Properties

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$131,733.20
Total Budget	\$0.00	\$131,733.20
Total Obligated	\$0.00	\$131,733.20
Total Funds Drawdown	\$0.00	\$131,733.20
Program Funds Drawdown	\$0.00	\$117,169.37
Program Income Drawdown	\$0.00	\$14,563.83
Program Income Received	\$0.00	\$72,246.30
Total Funds Expended	\$0.00	\$131,733.20
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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, 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:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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



Grantee Activity Number:	08-B1-R017
Activity Title:	2735 Glenvalley Drive, Decatur, GA 30032

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

08-B

Projected Start Date:

07/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitate of NSP Eligible Properties

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$32,471.29
Total Budget	\$0.00	\$32,471.29
Total Obligated	\$0.00	\$32,471.29
Total Funds Drawdown	\$0.00	\$32,471.29
Program Funds Drawdown	\$0.00	\$23,879.67
Program Income Drawdown	\$0.00	\$8,591.62
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$32,471.29
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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, 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:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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

Project # / 08-C / Establishment of Land Banks for Foreclosed Homes

Grantee Activity Number:	08-C
Activity Title:	Establishment of Land Banks for Foreclosed Homes

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

08-C

Projected Start Date:

01/01/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Establishment of Land Banks for Foreclosed Homes

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government1

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$155,495.43
Total Budget	\$0.00	\$155,495.43
Total Obligated	\$0.00	\$155,495.43
Total Funds Drawdown	\$0.00	\$155,495.43
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$155,495.43
Program Income Received	\$0.00	\$23,118.78
Total Funds Expended	\$0.00	\$155,495.43
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Activity Description:

The fund is an estimated amount from NSP Program income to establish a land banking authority for DeKalb County.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/5

Beneficiaries Performance Measures

No Beneficiaries 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	