

Grantee: Fulton County, GA

Grant: B-08-UN-13-0004

April 1, 2019 thru June 30, 2019 Performance Report

Grant Number: B-08-UN-13-0004	Obligation Date:	Award Date:
Grantee Name: Fulton County, GA	Contract End Date: 03/09/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$10,333,410.00	Grant Status: Active	QPR Contact: Datonya Lewis
LOCCS Authorized Amount: \$10,333,410.00	Estimated PI/RL Funds: \$7,576,100.55	
Total Budget: \$17,909,510.55		

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	\$17,856,980.33
Total Budget	\$0.00	\$17,856,980.33
Total Obligated	\$0.00	\$17,139,308.25
Total Funds Drawdown	\$0.00	\$15,528,936.50
Program Funds Drawdown	\$0.00	\$9,512,324.92
Program Income Drawdown	\$0.00	\$6,016,611.58



Program Income Received	\$0.00	\$7,523,570.36
Total Funds Expended	\$0.00	\$15,878,587.89
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	\$1,550,011.50	\$0.00
Limit on Admin/Planning	\$1,033,341.00	\$1,578,952.00
Limit on Admin	\$0.00	\$1,578,952.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$4,477,377.64	\$3,866,697.39



Overall Progress Narrative:

Fulton County's Neighborhood Stabilization Program (NSP) was established with the purpose of stabilizing communities within the County's targeted areas that were hardest hit by the foreclosure crisis. The area designated hardest hit was located in South Fulton County which included several cities and unincorporated Fulton County. The County's NSP-1 program successfully exceeded the required 100% expenditure ratio before the deadline of March, 2013. While utilizing both federal dollars received from NSP-1 and reprogrammed program income, the County NSP1 Developers, APD Solutions and Atlanta Neighborhood Development Partnership (ANDP) purchased, rehabbed, and sold ninety-eight (98) properties in the cities of Union City, College Park, Fairburn and also unincorporated South Fulton County. In addition, the County combined funding from its NSP1 and NSP3 grants to purchase and rehabilitate a dilapidated 24 unit apartment complex. This apartment complex added a rental component to the County's NSP projects.

The County, through a cooperative agreement with the City of Roswell, also received State NSP1 funds from the Department of Community Affairs (DCA). These funds were used to purchase, rehab and resale an additional thirteen (13) homes with six (6) homes located in the City of Roswell and seven (7) homes located in the South Fulton area. All funds have been used to assist very low, moderate and middle income families to become homeowners.

As a recipient of NSP funds, the County is required to use at least 25% of the total grant award for households whose income fall at or below 50% of the area median income. To date, the County has assisted 29 very low income households to become homeowners and reserves up to 9 units in its multifamily property for very low income families.

To date, the County has received over \$6.5 million dollars in Federal and State NSP -1 Program Income. With this yield, the County has seen a return of its invested dollars by approximately 62% of the initial award from the US Department of Housing and Urban Development. The County has continually reinvested these funds into its community by adding additional affordable housing.

With a combination of NSP1 and 3 invested, the multi-family, Stanton Crest Apartments continues to operate positively and with stable occupancy. The last quarterly report provided to the county, the occupancy rate was at 100% and presented a positive cash flow. ANDP has switched to the property management team, Dorchester Management. ANDP visits the site regularly and finds that the site manager does an excellent job with collections, unit turns and maintaining the property grounds. In addition, ANDP reviews the property's monthly financials with the management company to identify any potential issues before they turn into problems. ANDP continues to strengthen their asset management skills by working with a consultant that is a subject-matter expert and providing training opportunities for staff through national channels such as NeighborWorks, Consortium for Housing and Asset Management, Housing Partnership Network, and Enterprise Community Partners.

Dorchester is working on a preventive maintenance schedule for 2018 and 2019 for Stanton Crest. Past improvements, such as repaving the driveway to clear up drainage issues, replacement of the trash enclosure, and replacing the laundry room door with an access code entry to prevent unwanted guests have proven to be good investments. Residents can also take advantage of community activities at the HOME funded Delowe Village Apartments which ANDP also owns, and is located nearby. Residents receive the community newsletter and are able to take advantage of youth enrichment activities and other community activities (Fun Fridays, a reading program, and cooking classes).

NSP staff continues to monitor this rental portfolio property with quarterly reports to ensure program compliance according with the LURAs and NSP mandates. A bi-annual monitoring visit was completed during the 2nd quarter of this year. The single family affordability letters were also completed during the 2nd quarter in order to monitor single family affordability annually.

Currently, the County's NSP status has been dormant for the past year as management re-evaluates the program and decides whether to issue another RFP to procure a developer to resume the program. The County has approximately \$821,000 available to be used towards the acquisition and rehabilitation of additional homes for income eligible families. During this time, staff has worked with a TA provider to move towards NSP close-out while completing its DRGR clean-up. Currently, we are continuing to work on voucher revisions and addresses. As a part of the clean-up, Program Income has been temporarily increased to create activities to separate multi-family and single family households. The Program Income will be reduced to the correct receipted amounts when the voucher revisions are completed to ensure the program is on target and in compliance. Also we are reviewing DRGR to clear up compliance flags, reporting concerns and other DRGR issues.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00
NSP - ADMIN, General Administration	\$0.00	\$1,678,364.97	\$834,509.73



NSP - PRD, Fulton NSP Purchase, Rehabilitation &

\$0.00

\$16,178,615.39

\$8,677,815.19



Activities

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

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - PRD

Project Title:
 Fulton NSP Purchase, Rehabilitation & Disposition

Projected Start Date:
 01/01/2008

Projected End Date:
 06/30/2019

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Atlanta Neighborhood Development Partnership, Inc.

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$674,399.35
Total Budget	\$0.00	\$674,399.35
Total Obligated	\$0.00	\$674,399.35
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Multifamily Housing

Location Description:

1988 Stanton Rd, East Point, GA 30344

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 1988 Stanton Road Unit 104, East Point, Georgia 30344

Property Status: Completed	Affordability Start Date: 11/26/2014	Affordability End Date: 11/26/2044
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Description of Affordability Strategy:

The property is a 24 unit multifamily residence which will serve as a rental component for NSP1 and NSP3.

Activity Type for End Use: Rehabilitation/reconstruction of other non-	Projected Disposition Date:	Actual Disposition Date:
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 08/07/2014	Deadline Date:
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Description of End Use:

Address: 1988 Stanton Road Unit 105, East Point, Georgia 30344

Property Status: Completed	Affordability Start Date: 11/26/2014	Affordability End Date: 11/26/2044
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Description of Affordability Strategy:

The property is a 24 unit multifamily residence which will serve as a rental component for NSP1 and NSP3.

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date:	Actual Disposition Date:
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 11/26/2014	Deadline Date:
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Description of End Use:

Address: 1988 Stanton Road Unit 106, East Point, Georgia 30344

Property Status: Completed	Affordability Start Date: 11/26/2014	Affordability End Date: 11/26/2044
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Description of Affordability Strategy:

The property is a 24 unit multifamily residence which will serve as a rental component for NSP1 and NSP3.

Activity Type for End Use: Rehabilitation/reconstruction of other non-	Projected Disposition Date:	Actual Disposition Date:
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 11/17/2014	Deadline Date:
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Description of End Use:



Address: 1988 Stanton Road Unit 106, East Point, Georgia 30344

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	11/26/2014	11/26/2044

Description of Affordability Strategy:

The property is a 24 unit multifamily residence which will serve as a rental component for NSP1 and NSP3.

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
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Rehabilitation/reconstruction of other non-

National Objective for End Use:	Date National Objective is met:	Deadline Date:
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NSP Only - LMMI	11/17/2014	
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Description of End Use:

Address: 1988 Stanton Road Unit 203, East Point, Georgia 30344

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	11/26/2014	11/24/2044

Description of Affordability Strategy:

The property is a 24 unit multifamily residence which will serve as a rental component for NSP1 and NSP3.

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
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Rehabilitation/reconstruction of other non-

National Objective for End Use:	Date National Objective is met:	Deadline Date:
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NSP Only - LMMI	09/01/2014	
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Description of End Use:

Address: 1988 Stanton Road Unit 204, East Point, Georgia 30344

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	11/26/2014	11/26/2044

Description of Affordability Strategy:

The property is a 24 unit multifamily residence which will serve as a rental component for NSP1 and NSP3.

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
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Rehabilitation/reconstruction of other non-

National Objective for End Use:	Date National Objective is met:	Deadline Date:
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NSP Only - LMMI	10/01/2014	
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Description of End Use:

Address: 1988 Stanton Road Unit 208, East Point, Georgia 30344

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	11/26/2014	11/26/2044

Description of Affordability Strategy:

The property is a 24 unit multifamily residence which will serve as a rental component for NSP1 and NSP3.

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
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Rehabilitation/reconstruction of other non-

National Objective for End Use:	Date National Objective is met:	Deadline Date:
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NSP Only - LMMI	08/08/2014	
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Description of End Use:

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

