

Grantee: Fulton County, GA

Grant: B-08-UN-13-0004

January 1, 2020 thru March 31, 2020 Performance

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: No QPR Contact Found
LOCCS Authorized Amount: \$10,333,410.00	Estimated PI/RL Funds: \$6,520,513.95	
Total Budget: \$16,853,923.95		

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	\$16,853,923.87
Total Budget	\$0.00	\$16,853,923.87
Total Obligated	\$0.00	\$16,136,251.84
Total Funds Drawdown	\$0.00	\$15,962,564.68
Program Funds Drawdown	\$0.00	\$9,512,324.92
Program Income Drawdown	\$0.00	\$6,450,239.76



Program Income Received	\$8,205.90	\$7,608,050.45
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	\$4,213,480.99	\$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. Additionally, through a cooperative agreement with the City of Roswell, the County 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. 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 U.S. Department of Housing and Urban Development. The County has continually reinvested these funds into its community by adding additional affordable housing. 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. 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. As noted above, the multi-family property, Stanton Crest Apartments allows the County to add a rental component to its portfolio of NSP projects. The property continues to operate with stable occupancy. The last quarterly report provided to the county shows the occupancy rate at 100% and it continues with a positive operating budget. The developer, ANDP visits the site regularly to monitor the maintenance of 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, the property management agency completed a preventive maintenance schedule for Stanton Crest regarding the years 2018 and 2019. 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 is continually monitored annually. During the year, staff worked with a TA provider to move towards NSP close-out while completing DRGR clean-up. All voucher revisions and addresses have been updated and completed and all recapture funds have been entered into DRGR. The County released a RFP during the last quarter of 2019 to solicit developers to spend the remaining NSP1 and 3 funds. The County plans to have a developer procured by the beginning of 2020 and the remaining funding spent by mid-year 2020.

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	\$15,175,558.90	\$8,677,815.19



Activities

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

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP - PRD

Projected Start Date:
 01/01/2008

Benefit Type:
 Direct (HouseHold)

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

Activity Status:
 Under Way

Project Title:
 Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:
 06/30/2019

Completed Activity Actual End Date:

Responsible Organization:
 Atlanta Neighborhood Development Partnership, Inc.

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$398,931.25
Total Budget	\$0.00	\$398,931.25
Total Obligated	\$0.00	\$398,931.25
Total Funds Drawdown	\$0.00	\$398,931.25
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$398,931.25
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Atlanta Neighborhood Development Partnership, Inc.	\$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

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: ANDP ACQ/REHAB - LMMI

Activity Title: ANDP - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - PRD

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Atlanta Neighborhood Development Partnership, Inc.

Overall

	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$5,267,774.52
Total Budget	\$0.00	\$5,267,774.52
Total Obligated	\$0.00	\$5,056,521.93
Total Funds Drawdown	\$0.00	\$4,986,247.74
Program Funds Drawdown	\$0.00	\$3,440,383.71
Program Income Drawdown	\$0.00	\$1,545,864.03
Program Income Received	\$8,205.90	\$3,398,166.14
Total Funds Expended	\$0.00	\$5,512,910.47
Atlanta Neighborhood Development Partnership, Inc.	\$0.00	\$5,512,910.47
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP1 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 middle to moderate-income households between 50% and 120% of the area median income.

Location Description:

South Fulton County

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/43
# of Multifamily Units	0	2/5



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	27/43	43/43	62.79
# Owner Households	0	0	0	0/0	23/38	38/38	60.53
# Renter Households	0	0	0	0/0	4/5	5/5	80.00

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: ANDP ACQ/REHAB - LMMI - MF

Activity Title: ANDP - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - PRD

Projected Start Date:

01/01/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:

06/30/2019

Completed Activity Actual End Date:

Responsible Organization:

Atlanta Neighborhood Development Partnership, Inc.

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2020

N/A

To Date

\$674,399.35

Total Budget

\$0.00

\$674,399.35

Total Obligated

\$0.00

\$674,399.35

Total Funds Drawdown

\$0.00

\$674,399.35

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$674,399.35

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Atlanta Neighborhood Development Partnership, Inc.

\$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

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: APD ACQ/REHAB - LMMI

Activity Title: APD - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - PRD

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Fulton NSP Purchase, Rehabilitation & Disposition

Projected End Date:

06/30/2019

Completed Activity Actual End Date:

Responsible Organization:

APD Solutions, LLC

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$4,856,268.20
Total Budget	\$0.00	\$4,856,268.20
Total Obligated	\$0.00	\$4,856,268.20
Total Funds Drawdown	\$0.00	\$4,856,268.20
Program Funds Drawdown	\$0.00	\$3,402,899.15
Program Income Drawdown	\$0.00	\$1,453,369.05
Program Income Received	\$0.00	\$2,237,137.87
Total Funds Expended	\$0.00	\$4,681,395.40
APD Solutions, LLC	\$0.00	\$4,681,395.40
Fulton County Dept of Housing & Community	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP1 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 middle to moderate- income households between 50% and 120% of the area median income.

Location Description:

South Fulton County

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	34/38



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/38
# of Singlefamily Units	0	34/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	23/38	34/38	67.65	
# Owner Households	0	0	0	0/0	23/38	34/38	67.65	

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	
