

# Grantee: Cobb County, GA

## Grant: B-11-UN-13-0002

### July 1, 2020 thru September 30, 2020 Performance Report

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<b>Grant Number:</b> B-11-UN-13-0002	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Cobb County, GA	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$2,415,784.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$2,415,784.00	<b>Estimated PI/RL Funds:</b> \$2,175,022.52	
<b>Total Budget:</b> \$4,590,806.52		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Summary of Distribution and Uses of NSP Funds:

Activity Number 1  
Activity Name  
Cobb County NSP Rehabilitation Program for Single Family Homes  
CDBG Activity or Activities  
General program administration 24 CFR 570.206  
Activity Description  
Cobb County will utilize 10% of the NSP3 grant for general administration and planning activities to administer the program.

Dollar Amount  
NSP3  
\$ 241,579  
Total Budget for Activity  
\$ 241,579

#### How Fund Use Addresses Market Conditions:

Cobb County will utilize a tiered approach, as described below for identifying the "Areas of Greatest Need" throughout the county.

A) Neighborhoods that score 17 or higher on the HUD Foreclosure Need website will be identified by the County as areas of greatest need. Cobb County has compiled the high risk score Census tracts and block groups for the County to assist in targeting Cobb County's NSP grant funds.

B) The NSP3 mapping tool allows the County to calculate the number of housing units and compare the Neighborhood NSP3 Score with the State Minimum threshold NSP3 score. The neighborhoods identified must have an individual score of that the lesser of 17 or the twentieth percentile most needy score.

By using these two methods Cobb County will form the basis of its foreclosure acquisition, rehabilitation, and sales efforts. Based upon HUD's risk score data and Cobb's local data, the area of greatest need in Cobb County is Powder Springs, Austell and a portion of unincorporated Marietta referred to as "Horseshoe Bend Area." Based on HUD data, each of these areas has over 10 percent of housing units that are 90 or more days delinquent or in foreclosure and have an average Neighborhood NSP3 score of 18.2. Cobb County identified these areas from our past success with NSP1. Sixty percent of our NSP1 properties (pending sales and sold) were in these areas.

On November 13, 2012, the County approved an amendment to Cobb County's NSP3 HUD Action Plan. The County approved the use of NSP3 program funds to serve census tracts 313.09, 313.10, 313.11, and 314.06 located in the cities of Marietta, Powder Springs, and Austell. The Cobb County NSP Office has reviewed foreclosure data and maps provided by HUD as the basis for recommending expansion of the NSP3 target areas. Expansion of the County's NSP3 target areas would enhance the County's efforts to stabilize neighborhoods that have been identified by HUD and local officials as having a high risk of foreclosure and will assist the County in meeting the required NSP3 50% expenditure deadline of March 2013. The amendment added additional census tract block groups in the NSP3 neighborhoods located in Powder Springs and the City of Austell, specifically the Six Flags area. The additional census tracts include: 313.08, 314.05, 314.04, 311.06, and 313.06. Descriptions and maps of the proposed additional NSP3 target areas are attached.

Expansion of the County's NSP3 target areas would enhance the County's efforts to stabilize neighborhoods that have been identified by HUD and local officials as having a high risk of foreclosure and will assist the County in meeting the required NSP3 50% expenditure deadline of March 2013. In addition, these areas were chosen based on the proximity to Community Transit routes, interstate access, and employment opportunities.

On September 24, 2019, Cobb County approved an amendment to Cobb County's Neighborhood Stabilization Program 3 Action Plan to expand the target areas and undertake redevelopment of vacant land for new construction of affordable



rental units. This proposed amendment would add additional census tract block groups in the NSP3 neighborhoods located in Marietta, Georgia. The additional census tracts include: 302.28 and 303.13. This amendment would allow for the addition of a vacant tract of land in an area of greatest need as identified by the HUD NSP3 Planning Data Report in compliance under NSP Eligible Use E – Redevelopment. Col

### **How Fund Use Addresses Market Conditions:**

e Street Development Corporation, has identified a project site for redevelopment of vacant land to construct affordable rental units for households at 50% or below area median income. The proposed project will be called Legacy Heights Phase II and is located at 190 Roberts Trail in Marietta, Georgia. Cole Street Development Corporation will partner with Walton Community to develop 90 affordable rental units for seniors, of which 10 will be set aside for NSP-eligible renters.

### **Ensuring Continued Affordability:**

Cobb County has determined that the designated time period for Long-Term Affordability is 15-years for Single-Family residential units. There is no interest and no monthly payment required on this note. If a NSP recipient lives in the property for 15 years, no repayment is necessary. If a NSP recipient sells the house prior to living in it for 15 years, 100% of NSP financial assistance will be repaid to Cobb County. There is no penalty for selling a house prior to living in it for 15 years other than the required repayment.

### **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 urbanized or developed property which:

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

- (i) Uninhabitable, unsafe, or abandoned structures;
- (ii) Inadequate provisions for ventilation, light, air, or sanitation;
- (iii) 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; provided, 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;

(iv) 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;

(v) Repeated illegal activity on the individual property of which the property owner knew or should have known; or

(vi) The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation; and

(B) is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

A total of \$4,314,452.13 in NSP3 grant and program income funds has been expended to date with only \$397,644.42 in unexpended funding remaining. The County’s NSP3 program has not fully met the HUD NSP obligation to set aside 25% of NSP funds for housing for low income households in order to successfully close out the program. As such, the CDBG Program Office is recommending an Amendment for the NSP3 grant to move toward closeout and expend the remaining funds.

In an effort to meet this requirement, the CDBG Program Office is recommending an expansion of the current NSP3 target area. This proposed amendment would add additional census tract block groups in the NSP3 neighborhoods located in Marietta, Georgia. The additional census tracts include: 302.28 and 303.13. This amendment would allow for the addition of a vacant tract of land in an area of greatest need as identified by the HUD NSP3 Planning Data Report in compliance under NSP Eligible Use E – Redevelopment.

HUD has established a “needs score” for every census tract and block group in the nation. This data was used to assign a minimum score of 17 within each state that a block group had to meet to be eligible to utilize NSP3 assistance. The NSP3 expanded target area has an average need score of 17.85, as calculated by the HUD NSP3 Mapping Tool. Maps of the current and proposed expanded NSP3 target area is listed in Attachment A.

### **Definition of Affordable Rents:**

Cobb County will utilize the generally accepted definition of affordability, which states that a household to pay no more than 30 percent of its annual income on housing. Cobb County does not intend to utilize NSP3 funds for affordable rental housing.

### **Housing Rehabilitation/New Construction Standards:**

Cobb County has CDBG Housing Rehabilitation Program with detailed standards and specifications. Cobb County intends to adopt its current CDBG Housing Rehabilitation standards for the Cobb County NSP Program. These standards are in accordance with the International Residential Code (2006) as adopted by the State of Georgia.

### **Vicinity Hiring:**

Walton NSP, LLC, working as the asset management company on behalf of Cobb County NSP3, will make all possible efforts to adhere to the guidelines and requirements regarding the use of local, qualified contractors and vendors who are from the vicinity areas of the NSP3 funded projects. In cooperation with the intent of this requirement, Walton NSP will post advertisements in the local newspaper that serves these target areas (Powder Springs 1, Powder Springs 2, Austell and small portion of unincorporated Marietta) and make all efforts possible to encourage local vendors and contractors from these areas to bid on work. In the event multiple bids are received from qualified vendors, all things being equal, preferential treatment will be given to the vendor whose business resides in these target areas.

### **Procedures for Preferences for Affordable Rental Dev.:**

NA



**Grantee Contact Information:**

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<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$4,590,784.99
<b>Total Budget</b>	\$0.00	\$4,590,784.99
<b>Total Obligated</b>	\$0.00	\$4,590,784.99
<b>Total Funds Drawdown</b>	\$0.00	\$4,578,015.33
<b>Program Funds Drawdown</b>	\$0.00	\$2,402,499.31
<b>Program Income Drawdown</b>	\$0.00	\$2,175,516.02
<b>Program Income Received</b>	\$0.00	\$2,175,516.02
<b>Total Funds Expended</b>	\$0.00	\$4,180,438.70
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Cobb County Georgia	\$ 0.00	\$ 4,180,438.70

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$.00	\$.00	\$.00
<b>Overall Benefit Amount</b>	\$459,034,743.93	\$.00	\$.00
<b>Limit on Public Services</b>	\$362,367.60	\$.00	\$.00
<b>Limit on Admin/Planning</b>	\$241,578.40	\$440,497.13	\$.00
<b>Limit on Admin</b>	\$.00	\$440,497.13	\$.00
<b>Most Impacted and Distressed</b>	\$.00	\$.00	\$.00
<b>Progress towards LH25 Requirement</b>	\$1,147,701.63		\$1,675,900.56

**Overall Progress Narrative:**

No new activities undertaken

**Project Summary**

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
286-NSP3-Acquisition, Cobb NSP3 Acquisition	\$0.00	\$2,467,806.47	\$1,589,883.04
286-NSP3-Administration, Cobb County NSP3 General and	\$0.00	\$440,497.13	\$171,349.02
286-NSP3-Homeownership Assistance, Cobb NSP3	\$0.00	\$209,508.35	\$21,888.00



286-NSP3-Rehabilitation, Cobb NSP3 Rehabilitation

\$0.00

\$1,472,994.57

\$619,379.25

