

Grantee: Douglas County, GA

Grant: B-11-UN-13-0007

January 1, 2020 thru March 31, 2020 Performance Report

Grant Number:

B-11-UN-13-0007

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

Douglas County, GA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$1,628,471.00

Grant Status:

Active

QPR Contact:

Ron Roberts

LOCCS Authorized Amount:

\$1,628,471.00

Estimated PI/RL Funds:

\$1,418,938.71

Total Budget:

\$3,047,409.71

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The jurisdiction certifies:

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

How Fund Use Addresses Market Conditions:

A number of Douglas County neighborhoods have been adversely impacted by the current foreclosure crisis. Douglas County is required to target the NSP3 funds to one or more areas of greatest need in its jurisdiction and has the flexibility to define these areas. The selected target area must be located in the top 20 percent of foreclosure needs scores. This score is provided by HUD, and is an indicator of the geographic area's need for NSP3 assistance. The minimum need score for a selected target area is 17. Once the target area has been selected, an assessment of the market characteristics for the jurisdiction as a whole, as well as the proposed target area was conducted. The assessment was also useful in determining the amount of financial investment needed. The ability to sell or lease NSP units, development costs, and the levels and terms of the NSP funding that are required to fill financing gaps. Some of the market information reviewed included: sales volume, age of listings, foreclosed units, and abandoned or vacant units to mention a few. HUD's Neighborhood Stabilization Program (NSP) offered financial resources to assist in the redevelopment of foreclosed homes throughout the County. The County also took into consideration market conditions, homebuyer demand, NSP 1 investments and available funding when determining the NSP3 areas. Under NSP1, the County received an award of \$3.8 million in the Georgia Department of Community Affairs (DCA) NSP funds and was successful in impacting 27 foreclosed homes in numerous neighborhoods within the NSP1 target areas. The County's funding priorities are 1) acquisition and rehabilitation of foreclosed properties for homeownership in areas that meet the minimum NSP3 Risk Score requirement and are in stable markets, 2) areas that did not receive investments from NSP 1 funding and, 3) areas where affordable homes could be made available for sale or lease purchase to homebuyers whose household income is at or below 120% of the area median income. The selected NSP 3 target area consists of neighborhoods within Commission District 3. The target area is located in Blocks 130970805075001, 130970805075002, 130970805075003, 130970805075004, 130970805075005, 130970805075006, 130970805075007, 130970805075008, 130970805075009, 130970805075010, 130970805075011, 130970805075012, 130970805075014, 130970805075015, 130970805076004, and 130970805076005. The area is bound by Punkintown Road on the east, Highway 5 on the west, Dorsett Shoals Road on the north and a portion of Big A Road on the south. The areas are within the Fairplay Middle and Alexander High school districts. This area includes, but is not limited to, retail and business centers, GRTA Express bus transportation, Douglas County Vanpool and access to I-20 and Highway 5. The amended NSP 3 target area consists of neighborhoods within Commission District 1 and Commission District 2. The target area is located in Blocks 130970806022017, 130970801021004, 130970802023047, 130970802023034, 130970802024004, 130970806022012, 130970806022022, 130970806022013, 130970802023016, 130970802013013, 130970801021007, 130970802021010, 130970806022020, 130970801031004, 130970806022000, 130970806022003, 130970802013016, 130970802012007, 130970802012008, 130970801033022, 130970802023013, 130970802013005, 1309708020230388, 130970802012028, 130970802023012, 130



How Fund Use Addresses Market Conditions:

970802023021, 130970802023023, 130970801032028, 130970801032008, 130970802023031, 130970806022016, 130970802024017, 130970801021005, 130970801032013, 130970802023041, 130970802023024, 130970801033014, 130970801033019, 130970801032012, 130970802012034, 130970802012025, 130970802012032, 130970802013026, 130970802023022, 130970802022008, 130970802021005, 130970802012019, 130970802023011, 130970801032032, 130970801032025, 130970801032030, 130970801031009, 130970802013010, 130970802013006, 13097080202402

Ensuring Continued Affordability:

Douglas County has adopted the affordability period requirements for the HOME program as its standard for this program as set forth in 24 CFR 92.254 for homeownership housing and 24 CFR 92.252 (a) (c) (e) and (f) for lease purchase housing, based on the amount of NSP funds provided for each project. These periods of affordability will be determined as follows based upon the level of assistance provided per unit for homeownership housing. For single family lease purchase the county will maintain the same affordability period as implemented in NSP1. The affordability period will be based on the total NSP subsidy provided to each unit.

NSP Subsidy
Affordability Period
< \$15,000
5 years
\$15,000 -\$40,000
10 years
\$40,000>
15 years

Definition of Blighted Structure:

Note: For the purposes of the Georgia NSP the following definition shall apply:
Pursuant to O.C.G.A. 22-1-1 "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 or 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.

Definition of Affordable Rents:

The County will follow the HUD regulations as set forth in 24 CFR 92.252. The county will use the fair market rents for the metropolitan Atlanta area as determined and updated by HUD each year and adjusted for utilities as the standard for rental affordability under the program. Douglas County is in the new Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area which is made up of twenty four counties.

Housing Rehabilitation/New Construction Standards:

Note: At a MINIMUM, NSP rehabilitation activities must meet the following:
a) Newly constructed or rehabilitation of single or multi-family residential structures being funded using NSP assistance must, at project completion, meet all applicable regulations in accordance with Minimum Standard Georgia Building Codes (<http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp>) as well as all locally adopted codes
b) All requirements of 24 CFR Part 35 as related to lead-based paint shall apply to NSP activities.
c) All single and/or multifamily residential structures must also meet all federal and state accessibility requirements including but not limited to those associated with the use of federal funds.
Rehabilitation in excess of the above minimum standards may be undertaken in order to incorporate modern, green building and energy-efficient improvements which will enhance long-term affordability.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
Name (Last, First)
Rye, Tracy
Email Address
trye@co.douglas.ga.us
Phone Number
678-838-2060
Mailing Address
8700 Hospital Drive, Douglasville, GA 30134

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,247,030.19
Total Budget	\$0.00	\$3,047,409.71

Total Obligated	\$0.00	\$2,993,541.42
Total Funds Drawdown	\$0.00	\$2,716,638.43
Program Funds Drawdown	\$0.00	\$1,434,050.38
Program Income Drawdown	\$0.00	\$1,282,588.05
Program Income Received	\$0.00	\$1,419,081.42
Total Funds Expended	\$0.00	\$2,758,433.97
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	\$244,270.65	\$0.00
Limit on Admin/Planning	\$162,847.10	\$46,230.18
Limit on Admin	\$0.00	\$46,230.18
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$761,852.43	\$640,037.91

Overall Progress Narrative:

Development Activity

As the housing market has improved for conventional buyers and speculators, it has become increasingly difficult to identify eligible properties within Douglas County's NSP3 target area that can be acquired, rehabilitated and sold to income eligible buyers. During the reporting period, no new homes were acquired, rehabilitated or sold. Douglas County and its agents continue to seek new properties and project completing 1-2 more homes before closing out the grant on or around 12/31/2020.

Administration

During the reporting period, Douglas County received a finding for its failure to timely submit Quarterly Performance Reports. At the time of the finding, there were two outstanding reports. Since receiving the finding, issued a formal response letter acknowledging fault and completed the outstanding QPRs. The County also worked with the HUD National Help Desk to seek additional authorization in DRGR to enable Ron Roberts to modify and submit QPRs. Additionally, authorization was sought for the County's NSP Consultant, Sule Carpenter. Specifically we are attempting to link his user ID number (B56481) to Douglas County. At the time of this submission, this task has yet to be completed.

The access to DRGR has become increasingly important as Douglas County seeks to pay its vendors for outstanding invoices associated with the NSP3 program. There are currently outstanding invoices for work completed on 7762 Oakvale that the County would like to release as soon as possible.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-001, LMMI	\$0.00	\$2,002,370.34	\$1,090,538.48
NSP3-002, LH25	\$0.00	\$844,904.12	\$341,511.90
NSP3-003, Administration	\$0.00	\$162,135.25	\$0.00
NSP3-004, LMMI Homebuyer Assistance	\$0.00	\$28,000.00	\$2,000.00



NSP3-005, LH25 Homebuyer Assistance

\$0.00

\$10,000.00

\$0.00



