

# Grantee: Fulton County, GA

## Grant: B-11-UN-13-0004

### January 1, 2019 thru March 31, 2019 Performance Report

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<b>Grant Number:</b> B-11-UN-13-0004	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Fulton County, GA	<b>Contract End Date:</b> 03/04/2014	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,094,885.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Datonya Lewis
<b>LOCCS Authorized Amount:</b> \$3,094,885.00	<b>Estimated PI/RL Funds:</b> \$2,728,380.89	
<b>Total Budget:</b> \$5,823,265.89		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

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

Administration - 10% of Grant Award or \$309,488; Acquisition and Rehabilitation - 90% of Grant Award or \$2,785,397.

#### How Fund Use Addresses Market Conditions:

District 7 clearly has the greatest need of all the Commission Districts in the County with 28 census tracts reflecting a foreclosure risk score of 19 or above. This area has the highest concentration of low- and moderate-income households in the County with the most abandoned and foreclosed residential properties outside of the City of Atlanta. In addition to having a high score on the HUD foreclosure risk indices, this target area has an elevated rate of serious delinquencies and a high concentration of lender-owned foreclosed properties. In an effort to adequately address rapidly declining neighborhoods, the County chose four potential census tracts in which to invest: 10508 block group 2, 10509 block group 1, 10510 block group 5 and 10511 block group 1. The County will obtain foreclosure information, define if the properties are eligible based on the HUD defined foreclosure and abandoned definition, and acquire the required HUD defined impact units. By concentrating the usage of 90% of the NSP3 Grant Award towards the purchase, rehabilitation, and disposition of housing units within the four identified census tracts with the highest risk scores, Fulton County will address the alleviation of adverse market conditions.

#### Ensuring Continued Affordability:

Fulton County has adopted the affordability period requirements for the HOME Program plus one year as its standard for this program set forth in 24 CFR 92.252 (a) (c) (e) and (f) for rental housing and in 24 CFR 92.254 for homeownership housing, based on the amount of NSP funds provided for each project. These periods of affordability will be determined and enforced as follows based upon the level of assistance provided per unit for homeownership housing: under \$15,000, six years; \$15,000 to \$40,000, eleven years; and over \$40,000, sixteen years.

#### Definition of Blighted Structure:

Fulton County will utilize the adopted State of Georgia definition of blighted. The State of Georgia has adopted a definition of blighted property, blighted, or blight. Pursuant to Official Code of Georgia Annotated (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.

Fulton County will also reference the October 6, 2008, Federal Register Notice definition for blighted structures. In that notice, the definition of blighted structure states a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.



**Definition of Affordable Rents:**

The County will require the NSP program recipients to follow the HUD regulations as set forth in 24 CFR 92.252. The County will use the Fair Market Rents FMR) 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.

**Housing Rehabilitation/New Construction Standards:**

All rehabilitation and new construction funded with NSP will comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties. The minimum code to be followed will be standards required by Fulton County Housing code or the city housing standards if located in a municipality within the County or the Minimum Standard Georgia Building Codes. Rehabilitation in excess of the above minimum standards may be undertaken in order to incorporate modern, green building and energy-efficiency improvements which will enhance long-term affordability. Information on these codes is available at <http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp>

**Vicinity Hiring:**

The County includes in its contractual agreements requirements that developers make a good faith effort to involve minority and women owned businesses as contractors and subcontractors when working on federally funded projects. Fulton County Government internal policy mandates that small businesses, businesses owned by women and businesses owned by minorities have a fair and equal opportunity to participate in the County purchasing process. Therefore, the Fulton County Department of Purchasing & Contract Procurement Services Division encourages all disadvantaged businesses, small businesses, businesses owned by women and/or minorities to compete for our contracts and other opportunities. The Office of Housing and Community Development will provide the registered Fulton County Department of Purchasing & Contract Procurement Services list of vendors to any selected development partner. This would assist with ensuring that vicinity hiring is achieved. Fulton County will include in the selected Development partner agreement the following provision: to the maximum extent feasible, will provide for the hiring of employees who reside in the vicinity of projects funded by NSP 3 or contract with small businesses owned and operated by persons residing in the vicinity of such projects.

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

**Grantee Contact Information:**

DaTonya Lewis, NSP Project Specialist  
Phone: 404.612.8060  
Email: [datonya.lewis@fultoncountyga.gov](mailto:datonya.lewis@fultoncountyga.gov)

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,676,767.97
<b>Total Budget</b>	\$2,017,428.93	\$5,676,767.97
<b>Total Obligated</b>	\$2,017,428.93	\$5,676,767.97
<b>Total Funds Drawdown</b>	\$0.00	\$3,332,530.81
<b>Program Funds Drawdown</b>	\$0.00	\$3,089,454.05
<b>Program Income Drawdown</b>	\$0.00	\$243,076.76
<b>Program Income Received</b>	\$2,040,708.93	\$2,605,162.97
<b>Total Funds Expended</b>	\$0.00	\$3,652,098.62
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	\$464,232.75	\$0.00
Limit on Admin/Planning	\$309,488.50	\$360,502.95
Limit on Admin	\$0.00	\$360,502.95
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,455,816.47	\$821,932.52

## 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 have been hit hardest by the foreclosure crisis. Under NSP -3, the County used funding on both Single and Multi-family units. A total of nine (9) single family homes were purchased, rehabbed and sold to income-eligible homebuyers by the Developer, Atlanta Neighborhood Development Partnership (ANDP).

In 2012, the Developer, ANDP purchased an existing two (2) building, twenty-four (24) unit blighted multifamily property. This property went through an extensive gut rehab and with the completion of the apartments a much needed rental component has been added by assisting families who are not yet ready for homeownership. Due to the substantial rehabilitation costs of the property, the County used Federal NSP1 funds in conjunction with the Federal NSP3 funds to help complete the project. An Architect was procured to complete the design plan and ANDP selected a General Contractor from a number of bids submitted for the project. During 2013, the Developer was issued a Notice to Proceed for Stanton Crest Apartments. Once the rehabilitation of the property was completed and all code ordinances met, ANDP received the Certificate of Occupancy in December, 2013. Stanton Crest Apartments has since achieved initial 100% lease-up of all twenty-four (24) units.

During the lease up, NSP staff used internal resources to assist ANDP to market the Stanton Crest Apartments by sending a press release to various newspapers, conducting radio interviews on two local stations and broadcasting a Fulton County Television (FGTV) Interview.

The County has received over \$564,454 in Federal NSP -3 Program Income. Overall, the county has seen a return of its invested dollars by approximately 18% of the initial award from the U.S. Department of Housing and Urban Development. With this return, the County has continually reinvested these funds into its community.

With this project, Fulton County NSP-3 has met the required LH25 set-aside. The set-aside mandates that 25% of all NSP3 funds be used to benefit eligible households whose incomes are equal to or less than 50% of the Area Median Income (AMI). The County used its NSP3 entitlement and program income funds to meet its LH25 requirement for NSP3.

Below is the status report for 1st quarter 2019.

The Stanton Crest property continues to operate positively and with stable occupancy. The last quarterly report provided to the county, the occupancy rate was at 96% with only one vacant unit and 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. 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 a 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). ANDP is attempting to

secure funding for a resident service coordinator to access and implement more resident programs.

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 will be scheduled during the 2nd quarter of this year. The single family affordability letters will also be completed during the 2nd quarter in order to monitor single family affordability.

Additionally, staff has continued to work with a TA provider to move towards NSP close-out while completing its DRGR clean-up. Currently, we are working on voucher revisions and addresses. The 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.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3 - ADMIN, General Administration	\$0.00	\$365,933.90	\$324,808.17
NSP3 - PRD, Fulton NSP3 Purchase, Rehabilitation &	\$0.00	\$5,310,834.07	\$2,764,645.88



# Activities

**Project # / NSP3 - PRD / Fulton NSP3 Purchase, Rehabilitation &**

**Grantee Activity Number: ACQ/REHAB - LH25**  
**Activity Title: ACQ/REHAB - LH25**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP3 - PRD

**Project Title:**  
 Fulton NSP3 Purchase, Rehabilitation & Disposition

**Projected Start Date:**  
 04/01/2011

**Projected End Date:**  
 06/30/2019

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Atlanta Neighborhood Development Partnership, Inc.

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,143,309.80
Total Budget	\$0.00	\$1,143,309.80
Total Obligated	\$0.00	\$1,143,309.80
Total Funds Drawdown	\$0.00	\$821,932.52
Program Funds Drawdown	\$0.00	\$821,932.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$23,280.00	\$132,676.39
Total Funds Expended	\$0.00	\$957,882.51
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## Activity Description:

NSP3 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 low income households at or below 50% of the area median income.

## Location Description:

District 7 was chosen as the area with the greatest concentrated need of all the Commission Districts in the County with a score more than twice as high as the next highest District. This is the area with the greatest concentration of low- and moderate-income households in the County and with the most abandoned and foreclosed residential properties outside of the City of Atlanta.

## Activity Progress Narrative:



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/7
# of Multifamily Units	0	7/6
# of Singlefamily Units	0	2/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/7	0/0	9/7	100.00
# Owner Households	0	0	0	2/1	0/0	2/1	100.00
# Renter Households	0	0	0	7/6	0/0	7/6	100.00

## 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:** ACQ/REHAB - LH25 - MF

**Activity Title:** ACQ/REHAB - LH25 - MF

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 - PRD

**Projected Start Date:**

01/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Fulton NSP3 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, 2019**

N/A

**To Date**

\$1,087,622.95

**Total Budget**

\$1,087,622.95

\$1,087,622.95

**Total Obligated**

\$1,087,622.95

\$1,087,622.95

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$1,087,622.95

\$1,087,622.95

**Total Funds Expended**

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

24 Unit Multi-Family Development

**Location Description:**

1988 Stanton Road  
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
1988 Stanton Road, Unit #108	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #111	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #201	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #207	East Point		Georgia	30344	Not Validated / N

### Address Support Information

**Address:** 1988 Stanton Road, Unit #108, East Point, Georgia 30344

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 11/26/2014	<b>Affordability End Date:</b> 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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b> NSP Only - LH - 25% Set-Aside	<b>Date National Objective is met:</b> 03/01/2014	<b>Deadline Date:</b> 11/26/2014
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**Description of End Use:**

**Address:** 1988 Stanton Road, Unit #111, East Point, Georgia 30344

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 11/26/2014	<b>Affordability End Date:</b> 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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b> NSP Only - LH - 25% Set-Aside	<b>Date National Objective is met:</b> 03/25/2014	<b>Deadline Date:</b> 11/26/2014
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**Description of End Use:**





**Address:** 1988 Stanton Road, Unit #201, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LH - 25% Set-Aside	03/06/2014	11/26/2014

**Description of End Use:**

**Address:** 1988 Stanton Road, Unit #207, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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Rehabilitation/reconstruction of residential

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LH - 25% Set-Aside	02/20/2014	

**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	



<b>Grantee Activity Number:</b>	<b>ACQ/REHAB - LMMI</b>
<b>Activity Title:</b>	<b>ACQ/REHAB - LMMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 - PRD

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Fulton NSP3 Purchase, Rehabilitation & Disposition

**Projected End Date:**

06/30/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

Atlanta Neighborhood Development Partnership, Inc.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,150,095.34
<b>Total Budget</b>	\$0.00	\$2,150,095.34
<b>Total Obligated</b>	\$0.00	\$2,150,095.34
<b>Total Funds Drawdown</b>	\$0.00	\$2,150,095.34
<b>Program Funds Drawdown</b>	\$0.00	\$1,942,713.36
<b>Program Income Drawdown</b>	\$0.00	\$207,381.98
<b>Program Income Received</b>	\$0.00	\$455,057.65
<b>Total Funds Expended</b>	\$0.00	\$2,336,746.39
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP3 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 moderate to middle income households between 50% and 120% of the area median income.

**Location Description:**

District 7 was chosen as the area with the greatest concentrated need of all the Commission Districts in the County with a score more than twice as high as the next highest District. This is the area with the greatest concentration of low- and moderate-income households in the County and with the most abandoned and foreclosed residential properties outside of the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	7/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/18
# of Multifamily Units	0	9/10
# of Singlefamily Units	0	7/8

### 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	15/17	16/18	93.75
# Owner Households	0	0	0	0/0	6/8	7/8	85.71
# Renter Households	0	0	0	0/0	9/9	9/10	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
4939 Larkspur Lane	Atlanta		Georgia	30349	Not Validated / N
5594 Waverly Park	Atlanta		Georgia	30349	Not Validated / N
5613 Waverly Park	Atlanta		Georgia	30349	Not Validated / N
6018 Horseshoe Lane	Fairburn		Georgia	30213	Not Validated / N
315 Buffington Drive	Union City		Georgia	30291	Not Validated / N
8941 Crestview Circle	Union City		Georgia	30291	Not Validated / N

### Address Support Information

**Address:** 4939 Larkspur Lane, Atlanta, Georgia 30349

<b>Property Status:</b> Completed	<b>Affordability Start Date:</b> 06/13/2012	<b>Affordability End Date:</b> 06/13/2023
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**Description of Affordability Strategy:**

Recapture- Families were provided a deferred payment second mortgage

<b>Activity Type for End Use:</b> Disposition	<b>Projected Disposition Date:</b> 06/13/2012	<b>Actual Disposition Date:</b> 06/13/2012
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<b>National Objective for End Use:</b> NSP Only - LMMI	<b>Date National Objective is met:</b> 06/13/2012	<b>Deadline Date:</b> 06/13/2012
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**Description of End Use:**

Single family homes sold to a LMMI household



**Address:** 5594 Waverly Park, Atlanta, Georgia 30349

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	11/02/2012	11/02/2023

**Description of Affordability Strategy:**

Recapture- Homebuyer received a deferred payment second mortgage.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Disposition	11/02/2012	11/02/2012

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	11/02/2012	11/02/2012

**Description of End Use:**

**Address:** 5613 Waverly Park, Atlanta, Georgia 30349

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	06/28/2013	06/28/2019

**Description of Affordability Strategy:**

Recapture- Single family households received a deferred payment loan as a second mortgage

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Disposition	06/28/2013	06/28/2013

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	06/28/2013	06/28/2013

**Description of End Use:**

Single family property sold to a LMMI household

**Address:** 6018 Horseshoe Lane, Fairburn, Georgia 30213

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	10/12/2012	10/12/2023

**Description of Affordability Strategy:**

Recapture- Households were provided a deferred payment second mortgage

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Disposition	06/12/2012	06/12/2012

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	06/12/2012	06/12/2012

**Description of End Use:**

Single family property sold to a LMMI household

**Address:** 315 Buffington Drive, Union City, Georgia 30291

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	06/01/2013	06/01/2019

**Description of Affordability Strategy:**

Recapture- Household was provided a deferred payment loan as a second mortgage

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Disposition	06/01/2013	06/01/2013

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	06/01/2013	06/01/2013

**Description of End Use:**

Single family property was sold to an LMMI household



**Address:** 8941 Crestview Circle, Union City, Georgia 30291

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	06/28/2013	06/28/2019

**Description of Affordability Strategy:**

Recapture- Households are provided a deferred payment second mortgage

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
Disposition	06/28/2013	06/28/2013

<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	06/28/2013	06/28/2013

**Description of End Use:**

Single family property sold to a LMMI household

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** ACQ/REHAB - LMMI - MF

**Activity Title:** ACQ/REHAB - LMMI - MF

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 - PRD

**Projected Start Date:**

01/01/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Fulton NSP3 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, 2019**

N/A

**To Date**

\$929,805.98

**Total Budget**

\$929,805.98

\$929,805.98

**Total Obligated**

\$929,805.98

\$929,805.98

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$929,805.98

\$929,805.98

**Total Funds Expended**

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

24 Unit Multi-Family Development

**Location Description:**

1988 Stanton Road  
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
1988 Stanton Road, Unit #107	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #109	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #112	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #202	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #206	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #210	East Point		Georgia	30344	Not Validated / N
1988 Stanton Road, Unit #211	East Point		Georgia	30344	Not Validated / N

## Address Support Information

**Address:** 1988 Stanton Road, Unit #107, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	10/03/2014	11/26/2014

**Description of End Use:**



**Address:** 1988 Stanton Road, Unit #109, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	08/08/2014	11/26/2014

**Description of End Use:**

**Address:** 1988 Stanton Road, Unit #112, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	03/01/2014	11/26/2014

**Description of End Use:**

**Address:** 1988 Stanton Road, Unit #202, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	02/14/2014	11/26/2014

**Description of End Use:**

**Address:** 1988 Stanton Road, Unit #206, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	11/26/2014	11/26/2014

**Description of Affordability Strategy:**

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

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	09/12/2014	11/26/2014

**Description of End Use:**





**Address:** 1988 Stanton Road, Unit #210, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
Completed	11/26/2014	11/26/2014

**Description of Affordability Strategy:**

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

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	05/15/2014	11/26/2014

**Description of End Use:**

**Address:** 1988 Stanton Road, Unit #211, East Point, Georgia 30344

<b>Property Status:</b>	<b>Affordability Start Date:</b>	<b>Affordability End Date:</b>
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.

<b>Activity Type for End Use:</b>	<b>Projected Disposition Date:</b>	<b>Actual Disposition Date:</b>
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<b>National Objective for End Use:</b>	<b>Date National Objective is met:</b>	<b>Deadline Date:</b>
NSP Only - LMMI	06/18/2014	11/26/2014

**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	

