

Grantee: Macon, GA

Grant: B-11-MN-13-0005

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-11-MN-13-0005	Obligation Date:	Award Date:
Grantee Name: Macon, GA	Contract End Date: 03/09/2014	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,503,897.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$1,503,897.00	Estimated PI/RL Funds:	
Total Budget: \$1,503,897.00		

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Information on the City of Macon's CDBG Target Areas, as well as other areas covered under the NSP 1 program were analyzed by City staff using HUD-generated data and HUD NSP 3 Mapping Tool in order to determine which areas of the City were eligible for NSP 3 funding. Once these areas were identified, determination of the Area of Greatest need was made through a selective process of assessing where the impact of NSP 3 funds would be the greatest, based on other previous, ongoing and planned development and investment being made in order to stabilize the area.

The City's approach to determining the area of greatest need for this NSP 3 grant was to narrow its focus to an area where prior and current development activities along with the infusion of new NSP 3 dollars could reasonably be expected to be a stabilizing factor and a catalyst for further development in the defined area. Because such a large portion of the city falls within NSP 3-eligible areas, the city sought to identify a discrete project where the impact and benefit of NSP 3 funding would be apparent immediately. After identifying such a project, a map was generated using the HUD NSP 3 Mapping Tool that included the project location and immediate surrounding neighborhood, and this area was selected as the city's area of greatest need for the purposes of this grant.

While there is great need for this funding throughout many of Macon's neighborhoods, it is the understanding of the City's NSP 3 planning staff that this funding should be focused where it can show the best results and most impact. For that reason, the City wishes to build upon the ongoing efforts to revitalize an important neighborhood which has direct access to bus routes, is directly adjacent to the city's core, and is close to important services that the targeted residents will utilize. It is our belief that the most appropriate use of these funds is to build upon such a promising redevelopment while continuing to protect and strengthen the investments that the City and its partners have made in this neighborhood in recent years.

How Fund Use Addresses Market Conditions:

Because of weak market conditions within the City's neighborhoods and a paucity of suitable eligible housing stock, the City's NSP3 plan focuses on creating quality affordable rental housing that serves a high-demand population. This approach also builds upon previous investments in the targeted area of greatest need and will go a long way toward helping to stabilize the selected neighborhood.

Ensuring Continued Affordability:

The City of Macon will ensure continued affordability for NSP3 assisted housing by long-term monitoring. As outlined in all funding contracts and Declaration of Covenants, Conditions, and Restrictions (CC&Rs), rental property owners/managers are required to maintain complete files to comply with program reporting requirements and to make their records available to authorized agents of the local and federal government. Desk reviews and on-site monitoring will provide an on-going assessment to assure the rental units assisted with NSP3 funds are being utilized in accordance with all laws, regulations, and policies that govern the program. City of Macon staff will be responsible for reviewing information from property owners/managers as it relates to laws, regulations, and policies. Throughout the compliance period, property owners/managers must complete and submit an Annual Compliance Report. The report will update staff on the status of the NSP3 assisted units and property. Staff will schedule on-site monitoring visits annually. The length of the compliance period is determined by the amount of NSP3 funds invested per unit in the project. The compliance period, also known as the affordability period, is determined at the time of the initial commitment. The length of the compliance period is also outlined in the legal documentation filed on the property. For the purposes of this grant, there will be a blanket 20-year compliance period of affordability for the rental housing that is developed or assisted with NSP 3 funds. If the resale of NSP-assisted property is completed prior to the end of the affordability period, the principal amount of the loan is immediately due and payable to the City. Recaptured funds will be returned to the NSP Trust fund as program income and be used for additional activities in accordance with the NSP program. If an owner of a single-family unit ceases to occupy the property as his/her

primary residence, or if the home is rented, sold, or title is transferred before the affordability period expires, the funds provided by the City of Macon will be subject to recapture. In the case of the proposed activities, however, NSP 3-assisted properties will not be sold, but owned by Georgia Behavioral Health Services and rented to eligible individuals/families throughout the period of affordability. Therefore, we do not expect any direct proceeds from the NSP 3 investment, as rents, which will be heavily subsidized due to the special population being served, will go directly toward operation, maintenance, and services associated with the Permanent Supportive Housing. The on-site monitoring visits will be to determine compliance with tenant income eligibility requirements, maximum allowable rental rates, physical property standards, and affirmative fair marketing laws.

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Ensuring Continued Affordability:

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Definition of Blighted Structure:

For the Purposes of NSP 3, a Blighted Structure is defined as one which exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare; or is found to be unfit for human habitation or for commercial, industrial, or business use due to dilapidation and which is not in compliance with applicable codes; (ii) which has defects increasing the hazards of fire, accidents, or other calamities; (iii) which lacks adequate ventilation, light, or sanitary facilities; (iv) in which other conditions exist rendering such a dwelling, building, or structure unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the city; or (v) which is a vacant, dilapidated dwelling, building, structure, or property in which drug crimes are being committed.

Definition of Affordable Rents:

The City of Macon NSP 3 plan will follow the State of Georgia’s requirements and require NSP 3 projects to follow the affordability requirements for the HUD HOME program as set forth in 24 CFR 92.252 (2) (2) for rental housing and in 24 CFR 92.254 for homeownership housing, based on the amount of NSP funds provided for each project. All rental housing affordability restrictions will be imposed by deed restrictions. When there is more than one financing source (besides NSP) imposing land use restrictions on a project, the most restrictive requirements will apply to the project.

Housing Rehabilitation/New Construction Standards:

All NSP assisted rehabilitation must meet the minimum housing codes as defined in Chapter 6 of the City of Macon’s code of ordinances. Building standards are established by the City of Macon’s Inspections and Fees Department in conjunction with the 2006 International Building Code as established by the Georgia Department of Community Affairs and may be revised from time to time. In addition, all units must meet HUD’s Housing Quality Standards (HQS) as set forth in 24 CFR 982.401. Local housing rehabilitation standards have been adopted by the Economic and Community Development Department of the City of Macon. These standards may be updated from time to time as needed to address new issues and concerns. Newly constructed housing must meet the 2006 International Energy Code. The City of Macon shall also require that all housing construction incorporate modern, green building and energy-efficiency improvements in all NSP activities to provide for long-term affordability and increased sustainability.

Vicinity Hiring:

While the defined Area of Greatest Need for this project is targeted to a small geographical location, contract provisions in all sub recipient agreements and primary construction contracts will include language specifying preferences for local vicinity hiring, and the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

In the City of Macon’s proposed NSP 3 plan, 8 of the 10 units to be redeveloped as affordable rental housing, or 80%, will be reserved for individuals or families with income levels at or below 50% AML. 2 of those 10 units will be reserved for individuals or families between 50-120% AML.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
Name (Last, First)
Jackson, Wanzina
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Phone Number
478-751-7190
Mailing Address
200 Cherry St, Suite 300, Macon, GA 31201

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,503,897.00
Total Budget	\$0.00	\$1,503,897.00
Total Obligated	\$0.00	\$1,503,897.00
Total Funds Drawdown	\$0.00	\$1,503,897.00
Program Funds Drawdown	\$0.00	\$1,503,897.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,503,897.00

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	\$225,584.55	\$0.00
Limit on Admin/Planning	\$150,389.70	\$35,770.77
Limit on Admin	\$0.00	\$35,770.77
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$375,974.25	\$900,247.06

Overall Progress Narrative:

The project is complete. We received the final Energy Star certification. The project is compliant with those standards. Security systems have been installed in all units. All units have been occupied and demographics have been entered into the DRGR system. 100% drawdown of grant funds has been accomplished and the national objectives have been achieved.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition	\$0.00	\$44,462.26	\$44,462.26
002, Third Neighborhood: Redevelopment of Abandoned,	\$0.00	\$1,370,040.97	\$1,370,040.97
003, Demolish Blighted Properties surrounding �Third	\$0.00	\$53,623.00	\$53,623.00
004, Administration	\$0.00	\$35,770.77	\$35,770.77

Activities

Project # / 001 / Acquisition

Grantee Activity Number:	001-201(a)-LH25
Activity Title:	Acquisition

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
001	Acquisition
Projected Start Date:	Projected End Date:
05/01/2011	11/01/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Macon-Bibb Co. Land Bank Authority

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$30,731.07
Total Budget	\$0.00	\$30,731.07
Total Obligated	\$0.00	\$30,731.07
Total Funds Drawdown	\$0.00	\$30,731.07
Program Funds Drawdown	\$0.00	\$30,731.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$30,731.07
Macon-Bibb Co. Land Bank Authority	\$0.00	\$30,731.07
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
Acquisition of NSP-eligible properties for Third Neighborhood Redevelopment

Location Description:
East Macon; Third Neighborhood Redevelopment

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:	001-201(a)-LMMI
Activity Title:	Acquisition--LMMI

Activitiy Category:	Activity Status:
Acquisition - general	Completed
Project Number:	Project Title:
001	Acquisition
Projected Start Date:	Projected End Date:
05/01/2011	11/01/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Macon-Bibb Co. Land Bank Authority

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$13,731.19
Total Budget	\$0.00	\$13,731.19
Total Obligated	\$0.00	\$13,731.19
Total Funds Drawdown	\$0.00	\$13,731.19
Program Funds Drawdown	\$0.00	\$13,731.19
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$13,731.19
Macon-Bibb Co. Land Bank Authority	\$0.00	\$13,731.19
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
 Acquisition of NSP-eligible properties for Third Neighborhood Redevelopment

Location Description:
 East Macon; third Neighborhood Redevelopment

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:	001-201(i)--LMMI
Activity Title:	Relocation

Activitiy Category:	Activity Status:
Relocation payments and assistance	Cancelled
Project Number:	Project Title:
001	Acquisition
Projected Start Date:	Projected End Date:
05/01/2011	11/01/2011
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Macon-Bibb Co. Land Bank Authority

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
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
Macon-Bibb Co. Land Bank Authority	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

It is the goal of the project to minimize displacement, but in the event that it is necessary to acquire occupied properties, the Authority will relocate tenants, as required under the URA and NSP requirements.

Location Description:

East macon; Third Neighborhood Redevelopment

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	

Project # / 002 / Third Neighborhood: Redevelopment of Abandoned,

Grantee Activity Number:	002-202-LH25
Activity Title:	Third Neighborhood Redevelopment

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
002	Third Neighborhood: Redevelopment of Abandoned,
Projected Start Date:	Projected End Date:
07/01/2012	03/01/2014
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	Georgia Behavioral Health Services, Inc.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$869,515.99
Total Budget	\$0.00	\$869,515.99
Total Obligated	\$0.00	\$869,515.99
Total Funds Drawdown	\$0.00	\$869,515.99
Program Funds Drawdown	\$0.00	\$869,515.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$869,515.99
Georgia Behavioral Health Services, Inc.	\$0.00	\$869,515.99
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of 8 units (4 duplexes) of permanent supportive housing for individuals and families at or below 50% AMI.

Location Description:

East Macon; Third Neighborhood Redevelopment

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	10/8
#Low flow showerheads	0	10/8
#Units with bus/rail access	0	10/8
#Units exceeding Energy Star	0	10/8
#Sites re-used	0	10/4
#Units w/ other green	0	10/8
# ELI Households (0-30% AMI)	0	10/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/8
# of Multifamily Units	0	10/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	10/8	0/0	10/8	100.00
# Renter Households	0	0	0	10/8	0/0	10/8	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:	002-202-LMMI
Activity Title:	Third Neighborhood Redevelopment-LMMI

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
002	Third Neighborhood: Redevelopment of Abandoned,
Projected Start Date:	Projected End Date:
07/01/2012	03/01/2014
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Georgia Behavioral Health Services, Inc.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$500,524.98
Total Budget	\$0.00	\$500,524.98
Total Obligated	\$0.00	\$500,524.98
Total Funds Drawdown	\$0.00	\$500,524.98
Program Funds Drawdown	\$0.00	\$500,524.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$500,524.98
Georgia Behavioral Health Services, Inc.	\$0.00	\$500,524.98
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of 2 units (1 duplex) of permanent supportive housing for individuals and families between 50% and 120% of AMI.

Location Description:

East Macon; Third Neighborhood Development

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	

Project # / 003 / Demolish Blighted Properties surrounding 3 Third

Grantee Activity Number:	003-201(d)
Activity Title:	Demolish Blighted Properties

Activitiy Category:	Activity Status:
Clearance and Demolition	Under Way
Project Number:	Project Title:
003	Demolish Blighted Properties surrounding 3 Third
Projected Start Date:	Projected End Date:
01/01/2012	06/15/2012
Benefit Type:	Completed Activity Actual End Date:
Area ()	
National Objective:	Responsible Organization:
NSP Only - LMMI	Georgia Behavioral Health Services, Inc.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$53,623.00
Total Budget	\$0.00	\$53,623.00
Total Obligated	\$0.00	\$53,623.00
Total Funds Drawdown	\$0.00	\$53,623.00
Program Funds Drawdown	\$0.00	\$53,623.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$53,623.00
Georgia Behavioral Health Services, Inc.	\$0.00	\$53,623.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of blighted structures within the Third Neighborhood Redevelopment

Location Description:

East Macon; Third Neighborhood Redevelopment

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

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	

Project # / 004 / Administration

Grantee Activity Number:	Admin
Activity Title:	Administration

Activitiy Category:

Administration

Project Number:

004

Projected Start Date:

03/11/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Macon Economic and Community

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$35,770.77
Total Budget	\$0.00	\$35,770.77
Total Obligated	\$0.00	\$35,770.77
Total Funds Drawdown	\$0.00	\$35,770.77
Program Funds Drawdown	\$0.00	\$35,770.77
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$35,770.77
City of Macon Economic and Community	\$0.00	\$35,770.77
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Program Administration

Location Description:

N/A

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	
