

**Grantee: Fulton County, GA**

**Grant: B-08-UN-13-0004**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-UN-13-0004

**Grantee Name:**

Fulton County, GA

**Grant Amount:**

\$10,333,410.00

**Grant Status:**

Active

**Submitted By:**

No Submitter Found

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

Reviewed and Approved

**Disasters:****Declaration Number**

NSP

**Plan Description:****Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

**To Date**

\$10,333,410.00

\$10,333,410.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$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	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

HUD NSP Quarterly Report Project Narrative  
July 1, 2009 to September 30, 2009

During the second reporting period, Fulton County has reviewed nineteen responses received from the Request for Proposals (RFP) for the Neighborhood Stabilization Program, and is forwarding the staff selection of three (3) prospective Development Partners to the Fulton County Board of Commissioners for approval at the October 21, 2009 meeting. Fulton County implemented an extremely rigorous and thorough review of all nineteen proposals that enlisted the expertise of several specialized departments and divisions – including Housing & Community Development, the Finance Department, Professional Standards, Legal and Risk Management – to examine specific proposal elements. This comprehensive, inter-departmental approach to examining and selecting the three NSP Development Partners further ensures the soundness of both the procurement and selection processes as well as the soundness and capabilities of the Development Partners to timely and successfully execute the plans and achieve the goals of the Neighborhood Stabilization Program.

The overall summary of the recommendation being sent to the Fulton County Board of Commissioners is to work with three selected partners in our NSP activities. Two of the development partners will acquire up to 60 foreclosed single family detached homes, bring them up to Fulton County building code standards and sell them or provide a rent to own option for eligible citizens in Fulton County. Twenty-five percent of the homes will be for families at 50% of average median income (AMI). The third development partner will acquire an 88 unit foreclosed multifamily complex and bring it up to County building code standards. Fifty percent of the apartments will be used to house intact homeless families or homeless women with children. The development will utilize Health and Human services to aid families in becoming self sufficient. Services will be a condition of tenancy. Families will then be transitioned into market rate housing within Fulton County. The County is also recommending to purchase a 100 unit foreclosed facility and partner with the Housing Authority of Fulton County for Asset Management services and project-based Housing Choice Vouchers. This project will be similar to the other multifamily acquisition. Services will be a condition of housing and fifty percent of the units will be utilized for homeless women and children and intergenerational families. These recommendations will encumber approximately \$11 million within sixty days from the Board of Commissioners approval of the recommendation. It is anticipated that within the second quarter after contracts are executed over \$6 million of NSP funding will be expended. To re-cap, the proposed NSP activities being sent to the Board of Commissioners for approval consists of the following:

- Acquire, rehabilitate and occupy - by eligible program participants - up to 60 single-family foreclosed homes at a cost not to exceed \$5 million;

- Acquire, rehabilitate and occupy - by eligible program participants - an 88 unit foreclosed multifamily development at a cost not to exceed \$3 million;

- Acquire, rehabilitate and occupy - by eligible program participants - a 100 unit foreclosed multifamily development at a cost not to exceed \$3 million.

Additionally, staff of the Department of Housing & Community Development has worked with the County’s Attorney’s office to develop the legal agreements between the County and the Development Partners that includes language from NSP regulations.

There were two additional public information sessions held on September 16th and 23rd to inform potential buyers of opportunities to purchase NSP homes through the County’s program. A database of interested potential buyers has been created.

Staff completed all activities related to the environmental clearances needed for the program. These included preparing a Finding of No Significant Impact notice, preparing and publishing a public notice about the program to accept public comments, and preparing the request for release of funds from HUD. The State of Georgia Historic Preservation Office was also contacted. Final clearance from HUD has now been received. Individual reviews for each specific project will be undertaken as they are identified.

Bank account information was provided to HUD as requested to establish accounts within HUD’s system to facilitate wire transfers as expenses are incurred and drawdowns submitted. Accounts were also established within the County’s internal financial system for each activity. Staff has cleared all requirements and Fulton County has been removed from the funding block status with HUD. The County is currently authorized to drawdown NSP funding.

## Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSF1-ADMIN, General Administration	\$1,033,341.00	\$0.00	\$1,033,341.00	\$0.00
2008-NSF1-V111-MOMI/LOWI, Fulton NSP Rehabilitation	\$585,000.00	\$0.00	\$585,000.00	\$0.00
2008-NSF1-V137-MOMI/LOWI, Fulton Foreclosure Acquisition	\$6,720,000.00	\$0.00	\$6,720,000.00	\$0.00
2008-NSF1-V154-MODI, Fulton NSP Homebuyer Assistance	\$120,000.00	\$0.00	\$120,000.00	\$0.00
2008-NSF1-V275, Fulton NSP Demolition	\$800,000.00	\$0.00	\$800,000.00	\$0.00
2008-NSF1-V276, Fulton NSP Property Redevelopment	\$615,069.00	\$0.00	\$615,069.00	\$0.00
2008-NSF1-V277, Fulton NSP Land Banking	\$460,000.00	\$0.00	\$460,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>2008-NSF1-ADMIN</b>
<b>Activity Title:</b>	<b>General Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

2008-NSF1-ADMIN

**Project Title:**

General Administration

**Projected Start Date:**

03/04/2009

**Projected End Date:**

07/31/2013

**National Objective:**

N/A

**Responsible Organization:**

Fulton County Dept of Housing & Community Development

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,033,341.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,033,341.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

General Planning & Administration costs necessary to carry out and administer NSP activities.

**Location Description:**

Fulton County Housing & Community Development Department 141 Pryor Street, S.W., Suite 5001, Atlanta, GA 30303

**Activity Progress Narrative:**

Fulton County staff has been engaged in various activities related to the planning and implementation of the Neighborhood Stabilization Program and will submit it's first administrative draw request within the next 21 days.

**Performance Measures**

No 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:** 2008-NSF1-V111-LOWI

**Activity Title:** Fulton NSP LOWI Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

2008-NSF1-V111-MOMI/LOWI

**Project Title:**

Fulton NSP Rehabilitation

**Projected Start Date:**

03/04/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Fulton County Dept of Housing & Community Development

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$340,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$340,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Fulton's NSP Rehabilitation activities for Low Income (LOWI) households, 0 -50% of AMI, will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas. As indicated in the NSP Substantial Amendment, properties purchased and rehabilitated under the program will be used for both rental and homeownership. The County is considering the acquisition and rehabilitation of at least one multifamily property for rental to eligible households.

**Location Description:**

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

**Activity Progress Narrative:**

Rehabilitation/reconstruction of residential structures for the 25% Set-Aside will begin once final decisions are made on specific site acquisition(s), work-write up(s), cost estimate(s) and other preliminary steps. The County is currently in negotiation to acquire one multi-family development.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/13
# of housing units	0	0	0	0/0	0/0	0/13
# of Households benefitting	0	0	0	0/13	0/0	0/13

**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

<b>Grantee Activity Number:</b>	<b>2008-NSF1-V111-MOMI</b>
<b>Activity Title:</b>	<b>Fulton NSP MOMI Rehabilitation</b>

#### Activity Category:

Rehabilitation/reconstruction of residential structures

#### Activity Status:

Planned

#### Project Number:

2008-NSF1-V111-MOMI/LOWI

#### Project Title:

Fulton NSP Rehabilitation

#### Projected Start Date:

03/04/2009

#### Projected End Date:

07/31/2013

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

Fulton County Dept of Housing & Community Development

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$245,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$245,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

Fulton's NSP Rehabilitation activities for Moderate and Middle Income (MOMI) households, 51 - 80% of AMI and 81 - 120% of AMI respectively, will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas.

As indicated in the NSP Substantial Amendment, properties purchased and rehabilitated under the program will be used for both rental and homeownership. The County is considering the acquisition and rehabilitation of at least one multifamily property for rental to eligible households.

#### Location Description:

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

#### Activity Progress Narrative:

Rehabilitation/reconstruction of residential structures will begin once final decisions are made on specific site acquisition(s), work-write up(s), cost estimate(s) and other preliminary steps. The County is currently in negotiation to acquire one multi-family development.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/26
# of housing units	0	0	0	0/0	0/0	0/26
# of Households benefitting	0	0	0	0/0	0/13	0/26

## 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

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**Grantee Activity Number:** 2008-NSF1-V137-LOWI

**Activity Title:** Fulton NSP LOWI Foreclosure Acquisition

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Planned

**Project Number:**

2008-NSF1-V137-MOMI/LOWI

**Project Title:**

Fulton Foreclosure Acquisition

**Projected Start Date:**

03/04/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Fulton County Dept of Housing & Community Development

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,260,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,260,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Fulton's NSP Foreclosure Acquisition activities for Low Income (LOWI) households, 0% - 50% of AMI, will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas. As indicated in the NSP Substantial Amendment, properties purchased and rehabilitated under the program will be used for both rental and homeownership. The County is considering the acquisition and rehabilitation of at least one multifamily property for rental to eligible households.

**Location Description:**

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

**Activity Progress Narrative:**

The County is currently in negotiation to acquire one multi-family development and expects to close the deal within 30 to 60 days.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/14
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/14	0/0	0/14

**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

<b>Grantee Activity Number:</b>	<b>2008-NSF1-V137-MOMI</b>
<b>Activity Title:</b>	<b>Fulton NSP MOMI Foreclosure Acquisition</b>

#### Activity Category:

Acquisition - buyout of residential properties

#### Activity Status:

Planned

#### Project Number:

2008-NSF1-V137-MOMI/LOWI

#### Project Title:

Fulton Foreclosure Acquisition

#### Projected Start Date:

03/04/2009

#### Projected End Date:

07/31/2013

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

Fulton County Dept of Housing & Community Development

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$4,460,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,460,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

#### Activity Description:

Fulton's NSP Foreclosure Acquisition activities for Moderate and Middle Income (MOMI) households, 51 - 80% of AMI and 81 - 120% of AMI respectively, will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas.

As indicated in the NSP Substantial Amendment, properties purchased and rehabilitated under the program will be used for both rental and homeownership. The County is considering the acquisition and rehabilitation of at least one multifamily property for rental to eligible households.

#### Location Description:

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

#### Activity Progress Narrative:

The County is currently in negotiation to acquire one multi-family development and expects to close the deal within 30 to 60 days.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/28
# of housing units	0	0	0	0/0	0/0	0/28
# of Households benefitting	0	0	0	0/0	0/15	0/28

## 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

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**Grantee Activity Number:** 2008-NSF1-V154-MODI

**Activity Title:** Fulton NSP MODI Homebuyer Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Planned

**Project Number:**

2008-NSF1-V154-MODI

**Project Title:**

Fulton NSP Homebuyer Assistance

**Projected Start Date:**

03/04/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of Housing & Community Development

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$120,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$120,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Fulton's NSP Homebuyer Assistance activities for Moderate Income (MODI) households, 51 - 80% of AMI, will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas.

**Location Description:**

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

**Activity Progress Narrative:**

Two of the County's Development Partners will be given an equal dollar share of the homeownership assistance funds to select eligible properties and households to receive assistance. These activities should be in full swing within 60 to 90 days.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/12	0/12

**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:** 2008-NSF1-V275

**Activity Title:** Fulton NSP Demolition

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

2008-NSF1-V275

**Project Title:**

Fulton NSP Demolition

**Projected Start Date:**

03/04/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of Housing & Community Development

### Overall

### Jul 1 thru Sep 30, 2009

### To Date

Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### Activity Description:

Fulton's NSP Demolition activities will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas.

### Location Description:

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

### Activity Progress Narrative:

Fulton County has reconsidered whether or not to utilize NSP funds to demolish a blighted property because of the lack of site control and will re-program these funds within 45 to 60 days to other activities.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/96

### 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

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**Grantee Activity Number:** 2008-NSF1-V276

**Activity Title:** Fulton NSP Property Redevelopment

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

2008-NSF1-V276

**Project Title:**

Fulton NSP Property Redevelopment

**Projected Start Date:**

03/04/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Fulton County Dept of Housing & Community Development

#### Overall

#### Jul 1 thru Sep 30, 2009

#### To Date

**Total Projected Budget from All Sources**

N/A

\$615,069.00

**Total CDBG Program Funds Budgeted**

N/A

\$615,069.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

#### Activity Description:

Fulton's NSP Property Redevelopment activities, as described in the Substantial Amendment, are expected to focus on the rehabilitation of structures to be used for public facilities to serve households at or below 120% of the AMI. These activities will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas.

#### Location Description:

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

#### Activity Progress Narrative:

Rehabilitation/reconstruction of residential structures will begin once final decisions are made on specific site acquisition(s), work-write up(s), cost estimate(s) and other preliminary steps. The County is currently in negotiation to acquire one multi-family development.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3

## 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

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**Grantee Activity Number:** 2008-NSF1-V277

**Activity Title:** Fulton NSP Land Banking

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2008-NSF1-V277

**Projected Start Date:**

03/04/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Fulton NSP Land Banking

**Projected End Date:**

07/31/2013

**Responsible Organization:**

Fulton County Dept of Housing & Community Development

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$460,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$460,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Fulton's NSP Land Banking activities will center around a planned collaboration with the Fulton County/ City of Atlanta Land Bank Authority. The program activities will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of the program will serve the county's targeted priority areas.

**Location Description:**

Fulton County intends to utilize its NSP Grant funds in targeted priority areas which represent areas of greatest need. As indicated in the NSP Substantial Amendment, Commission District 7 has been identified as the most critical area as it relates to (1) Foreclosure Petitions (2) HUD Risk Score (3) Percentage of High Cost Loans and (4) Percentage of Households at or below 120% of Median Income.

**Activity Progress Narrative:**

Fulton County is considering re-programming funds from Land Banking to other activities. A final decision will be made within 30 days.

**Performance Measures**

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6

**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

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