Grantee: Georgia

Grant: B-08-DN-13-0001

July 1, 2021 thru September 30, 2021 Performance

Estimated PI/RL Funds:

Grant Number: Obligation Date: Award Date:

B-08-DN-13-0001

Contract End Date: Grantee Name: Review by HUD: Reviewed and Approved

Grant Status:

Georgia

\$77,085,125.00

No QPR Contact Found

QPR Contact:

LOCCS Authorized Amount:

Grant Award Amount:

\$77,085,125.00 \$200,000,000,00

Total Budget: \$277,085,125.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The purpose of the NSP funds is to address the negative ramifications of the housing foreclosure crisis that occurred over the past five years due to subprime mortgage lending which, nationally, resulted in significant numbers of homeowners entering into foreclosure and entire neighborhoods becoming vacant and abandoned. In 2007 Georgia ranked seventh in the nation in the percent of households facing foreclosure (1.566% of households). Additionally, Georgia ranks 9th in the nation for conventional loans made by sub-prime lenders and 8th in the percent of owner-occupied home purchase loans made to lowincome borrowers. For the first quarter of 2008 Georgia was among the 10 states with mortgage delinquency rates categorized as "Seriously Delinquent" with 4.04% - 5.34% of mortgages statewide in this category. In the Southeast, Georgia's rate of 1.3 per 1000 housing units held by lenders and classified as "Real Estate Owned" (REO) is second only to Florida. Typically these REO properties represent vacant homes that over months of vacancy can contribute to neighborhood decline, blight and diminished values for entire neighborhoods.

Distribution and and Uses of Funds:

Note: The comprehensive NSP Action Plan Propsed Substantial Amendment has been submitted to HUD and is also available at the Georgia Department of Community Affairs website at http://www.dca.ga.gov/communities/CDBG/programs/nsp.asp. This Substantial Amendment includes the details on the methodology of determination of areas of greatest need, proposed distribution methods and use of funds, required definitions and descriptions, low-income targeting description, acquisition and relocation description, public commentary, and individual NSP activity information. Georgia has significant needs and housing problems due to the subprime lending crisis. Further, the level of foreclosures resulting from these problematic mortgages has placed an increased burden on the economy and affected families. Housing agencies and programs are also strained as they seek to assist families and individuals caught in this national tragedy. The Georgia Department of Community Affairs (DCA) will use the NSP funds for the purposes intended – to promote neighborhood stabilization where subprime lending, foreclosure and housing vacancies and, in turn, abandoned and blighted properties have negatively affected the housing market. Accordingly, DCA will give priority to those applicants that can effectively target NSP resources to neighborhood stabilization projects that will address these problems in areas with the greatest needs. The State defined such geographic areas using the best data available to support its definition of greatest need areas.

Definitions and Descriptions:

null

Low Income Targeting:

null

Acquisition and Relocation:



Public Comment:

null

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$236,319.58	\$260,253,336.16
Total Budget	\$236,319.58	\$198,174,088.43
Total Obligated	\$236,319.58	\$194,143,402.84
Total Funds Drawdown	\$401,831.92	\$128,104,541.68
Program Funds Drawdown	\$64,610.78	\$73,633,967.71
Program Income Drawdown	\$337,221.14	\$54,470,573.97
Program Income Received	\$236,319.58	\$54,917,091.28
Total Funds Expended	\$398,110.21	\$128,215,013.15
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 62,079,247.73
Match Funds	\$ 0.00	\$ 62,079,247.73
Non-Match Funds	\$ 0.00	\$ 0.00
Funds Expended		
Overall	This Period	To Date
Albany, City of	\$ 0.00	\$ 550,128.93
Douglas County	\$ 0.00	\$ 8,203,429.03
Fitzgerald, City of	\$ 0.00	\$ 3,429,963.78
Fulton County	\$ 0.00	\$ 1,630,677.47
Garden City, City of	\$ 0.00	\$ 394,969.22
Georgia Housing Finance Authority1	\$ 0.00	\$ 21,919,229.98
Griffin, City of	\$ 0.00	\$ 1,152,355.91
Gwinnett County1	\$ 0.00	\$ 7,055,840.12
Hall County	\$ 0.00	\$ 0.00
Hall County1	-\$ 33,264.00	\$ 7,091,185.37
Hall County2	\$ 125,265.75	\$ 544,186.89
Atlanta, City of	\$ 0.00	\$ 4,519,353.03
Henry County1	\$ 0.00	\$ 28,622,797.87
Henry County2	\$ 0.00	\$ 6,500.00
Macon, City of	\$ 0.00	\$ 2,093,188.17
Newnan, City of	\$ 0.00	\$ 2,449,883.95
Newton County	\$ 0.00	\$ 2,099,431.07
Northwest Georgia Regional Commission1	\$ 123,826.72	\$ 11,715,902.75
Northwest Georgia Regional Commission2	\$ 0.00	\$ 124,389.90
Rockdale County1	\$ 0.00	\$ 7,725,087.01
Spalding County - City of Griffin	\$ 0.00	\$ 0.00
State of Georgia	\$ 69,788.88	\$ 3,291,849.65
Augusta/Richmond County	\$ 0.00	\$ 41,984.80
Whitfield County	\$ 0.00	\$ 299,541.48
Carroll County/City of Carrollton	\$ 46,878.22	\$ 235,032.78
Carrollton, City of	\$ 0.00	\$ 7,258,385.71
City of Albany2	\$ 0.00	\$ 524,463.11
City of Macon	\$ 65,614.64	\$ 2,401,271.97
Cobb County1	\$ 0.00	\$ 2,235,358.16
Covington, City of	\$ 0.00	\$ 598,625.04



Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$62,079,247.73
Overall Benefit Amount	\$266,709,483.98	\$.00	\$.00
Limit on Public Services	\$11,562,768.75	\$.00	\$.00
Limit on Admin/Planning	\$7,708,512.50	\$10,348,967.40	\$9,134,365.17
Limit on Admin	\$.00	\$10,348,967.40	\$9,134,365.17
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$69,271,281.25		\$45,485,327.67

Overall Progress Narrative:

The State's 21 sub-grantees continue to successfully operate local NSP programs that address the unique needs and opportunities within their respective jurisdictions.

Project Summary

Project #, Project Title	This Report	To Date		
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
01-Acq/Disp, Acquisition / Disposition	\$0.00	\$115,951,413.04	\$33,094,581.55	
02-Clearance, Clearance	\$0.00	\$3,589,459.88	\$2,219,829.50	
03-Rehab, Rehabilitation	\$0.00	\$55,321,067.90	\$9,217,349.92	
04-Const, New Construction	\$0.00	\$17,400,654.76	\$13,957,642.64	
05-PubFacil, Public Facilities	\$0.00	\$262,918.81	\$67,399.19	
06-HousCouns, Housing Counseling	\$0.00	\$33,030.00	\$33,030.00	
08-Finance, Financing Mechanisms	\$0.00	\$26,917,452.55	\$8,628,229.82	
09-Admin, Administration	\$64,610.78	\$10,890,159.38	\$6,415,905.09	
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	

Activities

Project # / 01-Acq/Disp / Acquisition / Disposition



Grantee Activity Number: 5052-001-B-H NW GA RC Activity Title: 5052-001-B-H NW GA RC

Activity Type:

Acquisition - general

Project Number:

01-Acq/Disp

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

5052 NWGRC PI

Activity Status:

Under Way

Project Title:

Acquisition / Disposition

Projected End Date:

12/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Northwest Georgia Regional Commission1

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$4,808.74	\$738,470.48
Total Budget	\$4,808.74	\$738,470.48
Total Obligated	\$4,808.74	\$2,346,525.48
Total Funds Drawdown	\$4,808.74	\$1,635,952.82
Program Funds Drawdown	\$0.00	\$1,272,121.82
Program Income Drawdown	\$4,808.74	\$363,831.00
Program Income Received	\$109,229.35	\$468,251.61
Total Funds Expended	\$109,229.35	\$1,740,373.43
Northwest Georgia Regional Commission1	\$109,229.35	\$1,740,373.43
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed upon housing units for rehab and resale to LH25 eligible households

Location Description:

Activity Progress Narrative:

Voucher # 546941 contains an error in allocation of amounts. Activity 5052-001-B-H NW GA Regional Commission was incorrectly drawn for \$4,808.74 when it should have been drawn for the amount noted as expended during this quarter. The voucher will be revised to indicate that activity 5052-14A-B-H NW GA Regional Commission should have been drawn for \$14,597.37.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired	0	0/29
# of Properties	0	0/29



This Report Period Cumulative Actual Total / Expected

	Total	Total
# of Housing Units	0	0/29
# of Singlefamily Units	0	0/29

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 03-Rehab / Rehabilitation



Grantee Activity Number: 5052-14A-B-H NW GA RC Activity Title: 5052-14A-B-H NW GA RC

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03-Rehab

Projected Start Date:

03/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

5052 NWGRC PI

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/29/2010

Completed Activity Actual End Date:

Responsible Organization:

Northwest Georgia Regional Commission1

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$119,017.98	\$1,539,504.20
Total Budget	\$119,017.98	\$1,539,504.20
Total Obligated	\$119,017.98	\$1,816,204.20
Total Funds Drawdown	\$119,017.98	\$1,529,793.12
Program Funds Drawdown	\$0.00	\$697,853.84
Program Income Drawdown	\$119,017.98	\$831,939.28
Program Income Received	\$14,597.37	\$727,518.67
Total Funds Expended	\$14,597.37	\$1,425,372.51
Northwest Georgia Regional Commission1	\$14,597.37	\$1,425,372.51
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Rehabilitation of foreclosed upon homes for resale to LH25 eligible households

Location Description:

Activity Progress Narrative:

Voucher # 546941 contains an error in allocation of amounts. Activity 5052-14A-B-H NW GA Regional Commission was incorrectly drawn for \$119,017.98 when it should have been drawn for the amount noted as expended during this quarter. The voucher will be revised to indicate that activity 5052-001-B-H NW GA Regional Commission should have been drawn for \$109,229.35.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	1/0
# of Properties	0	8/30



This Report Period Cumulative Actual Total / Expected Total Total # of Housing Units 0 8/30 # of Singlefamily Units 0 8/30

Beneficiaries Performance Measures

		This Rep	ort Period	Cu	mulative Act	ual Total / Ex	pected
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/30	0/0	8/30	100.00
# Owner	0	0	0	8/30	0/0	8/30	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

|--|



Grantee Activity Number: 5064-14A-B-I Hall Activity Title: 5064-14A-B-I Hall

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03-Rehab

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

5064 Hall PI

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Hall County1

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$2,087,987.43
Total Budget	\$0.00	\$2,087,987.43
Total Obligated	\$0.00	\$2,351,019.32
Total Funds Drawdown	(\$33,264.00)	\$931,108.96
Program Funds Drawdown	\$0.00	\$88,000.00
Program Income Drawdown	(\$33,264.00)	\$843,108.96
Program Income Received	\$0.00	\$944,416.66
Total Funds Expended	(\$33,264.00)	\$936,693.20
Hall County1	(\$33,264.00)	\$936,693.20
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Rehabilitation of foreclosed upon housing units for resale to LMMI eligible households.

Draw #79 for 5064-14A-B-I was revised to reflect a new activity on 9/1/2020. Project draw 02 for #058 was revised by \$2,350 to activity 5064-004-D-I. Voucher 416821 was revised in GMS.

Draw #79 for 5064-14A-B-I was revised to reflect a new activity on 9/2/2020. Project draw 03 for #058 was revised by \$544.54 to activity 5064-004-D-I. Voucher 426519 was revised in GMS.

Draw # 86 for 5064-14A-B-I was revised to reflect a new activity on 9/1/2020. Project #58 draw 6 was revised by \$33,264.00 from 5064-14A-B-I to 5064-012-E-I. Voucher #443314 was revised in DRGR. TR 6/29/2021

Location Description:

Activity Progress Narrative:

5064-14A-B-I (\$33,264.00) is a result of an activity switch from 5064-012-E-I.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected Total



This Report Period	Cumulative Actual Total / Expected
Total	Total
0	17/71
0	17/71

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	13/51	19/71	68.42
# Owner	0	0	0	0/0	13/51	19/71	68.42

Activity Locations

of Housing Units
of Singlefamily Units

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 04-Const / New Construction



Grantee Activity Number: 5050-012-E-H Carrollton Activity Title: 5050-012-E-H Carrollton

Activity Type: Activity Status:

Construction of new housing Under Way

Project Number:Project Title:04-ConstNew Construction

Projected Start Date: Projected End Date:

03/10/2018 07/30/2022

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Carroll County/City of Carrollton

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$46,878.22	\$179,863.50
Total Budget	\$46,878.22	\$179,863.50
Total Obligated	\$46,878.22	\$179,863.50
Total Funds Drawdown	\$46,878.22	\$179,863.50
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$46,878.22	\$179,863.50
Program Income Received	\$46,878.22	\$179,863.50
Total Funds Expended	\$46,878.22	\$235,032.78
Carroll County/City of Carrollton	\$46,878.22	\$235,032.78
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Direct (HouseHold)

Carrollton will redevelop NSP eligible properties to create affordable housing for LH25 Households

Location Description:

Carrollton will redevelop properties in NSP eligible locations for affordable housing

Activity Progress Narrative:

Accomplishments Performance Measures



No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail



Grantee Activity Number: 5064-012-E-I Hall Activity Title: 5064-012-E-I Hall

Activity Type: Activity Status:

Construction of new housing Under Way

Project Number: Project Title: 04-Const New Construction

Projected Start Date: Projected End Date:

10/30/2017 12/29/2020

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI Hall County2

Program Income Account:

5064 Hall PI

Direct (HouseHold)

Overall Jul 1 thru Sep 30, 2021 **To Date Total Projected Budget from All Sources** \$0.00 \$443,185.94 **Total Budget** \$0.00 \$443,185.94 **Total Obligated** \$0.00 \$443,185.94 **Total Funds Drawdown** \$443,185.94 \$125,265,75 **Program Funds Drawdown** \$0.00 \$0.00 **Program Income Drawdown** \$125,265.75 \$443,185.94 **Program Income Received** \$0.00 \$443,185.94 **Total Funds Expended** \$125,265.75 \$512,187.69 Hall County2 \$125,265.75 \$512,187.69

Most Impacted and Distressed Expended \$0.00 \$0.00

Activity Description:

Clearance of blighted property and redevelopment of NSP units.

Draw # 86 for 5064-14A-B-I was revised to reflect a new activity on 9/1/2020. Project #58 draw 6 was revised by \$33,264.00 from 5064-14A-B-I to 5064-012-E-I. Voucher #443314 was revised in DRGR. TR 6/29/2021

Location Description:

Activity Progress Narrative:

The amount noted as expended this quarter was erroneously left off of the previous quarter report. The funds were expended during Q2 2021.

Accomplishments Performance Measures



No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Activity Supporting Documents:	None
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Grantee Activity Number: 5066-012-E-H Macon Activity Title: 5066-012-E-H Macon

Activity Type: Activity Status:

Construction of new housing Under Way

Project Number: Project Title: 04-Const New Construction

Projected Start Date: Projected End Date:

04/01/2009 12/31/2020

Benefit Type: Completed Activity Actual End Date:

Direct (HouseHold)

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of Macon

Program Income Account:

5066 Macon PI Account

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$65,614.64	\$2,228,075.09
Total Budget	\$65,614.64	\$2,228,075.09
Total Obligated	\$65,614.64	\$2,228,075.09
Total Funds Drawdown	\$65,614.64	\$2,148,904.31
Program Funds Drawdown	\$0.00	\$1,922,952.75
Program Income Drawdown	\$65,614.64	\$225,951.56
Program Income Received	\$65,614.64	\$205,838.09
Total Funds Expended	\$65,614.64	\$2,179,074.51
City of Macon	\$65,614.64	\$2,179,074.51
Most Impacted and Distressed Expended	\$0.00	\$0.00

Most Impacted and Distressed Expended \$0.00 \$0.00

Activity Description:

Construction of new housing under redevelopment on NSP eligible property for occupany by LH25 eligible households

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

ELI Households (0-30% AMI) 0 25/0



This Report Period Cumulative Actual Total / Expected Total Total 72/15

# Or Housing Units	U	12/13
# of Singlefamily Units	0	72/15

Beneficiaries Performance Measures

		This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	72/23	0/0	72/23	100.00
# Owner	0	0	0	11/8	0/0	11/8	100.00
# Renter	0	0	0	61/15	0/0	61/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 09-Admin / Administration



Grantee Activity Number: 5064-21A-X Hall Activity Title: 5064-21A-X Hall

Activity Type: Activity Status:

Administration Under Way

Project Number: Project Title: 09-Admin Administration

Projected Start Date: Projected End Date:

03/30/2009 12/29/2020

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

N/A Hall County1

Program Income Account:

5064 Hall PI

Overall	Jul 1 thru Sep 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$368,901.58
Total Budget	\$0.00	\$368,901.58
Total Obligated	\$0.00	\$368,901.57
Total Funds Drawdown	\$3,721.71	\$273,093.48
Program Funds Drawdown	\$0.00	\$65,906.16
Program Income Drawdown	\$3,721.71	\$207,187.32
Program Income Received	\$0.00	\$207,187.32
Total Funds Expended	\$0.00	\$273,093.48
Hall County1	\$0.00	\$273,093.48
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Administration of NSP by grantee

Location Description:

Activity Progress Narrative:

The \$3,721.71 in program income received was expended in Q2 2021 and was reported on the correct quarterly report. The voucher was not approved until this quarter, hence why it is appearing on this report.

Accomplishments Performance Measures



No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Activity Supporting Documents:	None



Grantee Activity Number: 9999-21A-X GEORGIA Activity Title: 9999-21A-X GEORGIA

Activity Type:

Project Number:

Activity Status:

Administration

Under Way

09-Admin

Project Title: Administration

Projected Start Date:

Projected End Date:

03/31/2009

12/30/2020

Benefit Type:

Completed Activity Actual End Date:

National Objective:

Responsible Organization:

N/A

State of Georgia

Overall

Jul 1 thru Sep 30, 2021 **To Date Total Projected Budget from All Sources** \$0.00 \$3,661,452.11 **Total Budget** \$0.00 \$3,661,452.11 **Total Obligated** \$0.00 \$3,661,452.11 **Total Funds Drawdown** \$69,788.88 \$3,529,081.51 **Program Funds Drawdown** \$64,610.78 \$3,340,934.63 **Program Income Drawdown** \$5,178.10 \$188,146.88 **Program Income Received** \$0.00 \$188,146.88 **Total Funds Expended** \$69,788.88 \$3,291,849.65 State of Georgia \$69,788.88 \$3,291,849.65

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

State administration of NSP

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures



No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

Activity Supporting Documents:	None

