

Grantee: Georgia

Grant: B-08-DN-13-0001

October 1, 2021 thru December 31, 2021

Grant Number: B-08-DN-13-0001	Obligation Date:	Award Date:
Grantee Name: Georgia	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$77,085,125.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$77,085,125.00	Estimated PI/RL Funds: \$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 low-income 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:

null

Public Comment:

null

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$25,113.00	\$260,278,449.16
Total Budget	\$25,113.00	\$198,199,201.43
Total Obligated	\$25,113.00	\$194,168,515.84
Total Funds Drawdown	\$45,267.77	\$128,149,809.45
Program Funds Drawdown	\$20,154.77	\$73,654,122.48
Program Income Drawdown	\$25,113.00	\$54,495,686.97
Program Income Received	\$25,113.00	\$54,942,204.28
Total Funds Expended	\$128,158.40	\$128,343,171.55
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	\$ 0.00	\$ 7,091,185.37
Hall County2	-\$ 69,001.75	\$ 475,185.14
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	\$ 0.00	\$ 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	\$ 257,386.63	\$ 3,549,236.28
Augusta/Richmond County	\$ 0.00	\$ 41,984.80
Whitfield County	\$ 0.00	\$ 299,541.48
Carroll County/City of Carrollton	-\$ 30,056.28	\$ 204,976.50
Carrollton, City of	\$ 0.00	\$ 7,258,385.71
City of Albany2	\$ 0.00	\$ 524,463.11
City of Macon	-\$ 30,170.20	\$ 2,371,101.77
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	\$9,154,519.94
Limit on Admin	\$.00	\$10,348,967.40	\$9,154,519.94
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$69,271,281.25		\$45,510,440.67

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	\$17,425,767.76	\$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	\$20,154.77	\$10,890,159.38	\$6,436,059.86
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # /	04-Const / New Construction
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Grantee Activity Number: 5050-012-E-H Carrollton

Activity Title: 5050-012-E-H Carrollton

Activity Type:
Construction of new housing

Project Number:
04-Const

Projected Start Date:
03/10/2018

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Under Way

Project Title:
New Construction

Projected End Date:
07/30/2022

Completed Activity Actual End Date:

Responsible Organization:
Carroll County/City of Carrollton

Overall	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$25,113.00	\$204,976.50
Total Budget	\$25,113.00	\$204,976.50
Total Obligated	\$25,113.00	\$204,976.50
Total Funds Drawdown	\$25,113.00	\$204,976.50
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$25,113.00	\$204,976.50
Program Income Received	\$25,113.00	\$204,976.50
Total Funds Expended	(\$30,056.28)	\$204,976.50
Carroll County/City of Carrollton	(\$30,056.28)	\$204,976.50
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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:

In Q4 2020 it was reported that \$55,169.28 was expended in this activity. An error was made in Q2 2021 and the same amount was recorded as being expended again. The error has been corrected in this report.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Activity Type:
Construction of new housing
Project Number:
04-Const
Projected Start Date:
10/30/2017
Benefit Type:
Direct (HouseHold)
National Objective:
NSP Only - LMMI
Program Income Account:
5064 Hall PI

Activity Status:
Under Way
Project Title:
New Construction
Projected End Date:
12/29/2020
Completed Activity Actual End Date:

Responsible Organization:
Hall County2

Overall	Oct 1 thru Dec 31, 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	\$0.00	\$443,185.94
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$443,185.94
Program Income Received	\$0.00	\$443,185.94
Total Funds Expended	(\$69,001.75)	\$443,185.94
Hall County2	(\$69,001.75)	\$443,185.94
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:
Several errors dating back to Q3 2020 showed an excess amount expended in comparison to the amount drawn. The correct expenditures are:
Q3 2020 - \$92,001.75
Q1 2021 - \$31,734.21
These errors have been corrected on this report.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

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	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$2,228,075.09
Total Budget	\$0.00	\$2,228,075.09
Total Obligated	\$0.00	\$2,228,075.09
Total Funds Drawdown	\$0.00	\$2,148,904.31
Program Funds Drawdown	\$0.00	\$1,922,952.75
Program Income Drawdown	\$0.00	\$225,951.56
Program Income Received	\$0.00	\$205,838.09
Total Funds Expended	(\$30,170.20)	\$2,148,904.31
City of Macon	(\$30,170.20)	\$2,148,904.31
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:

An activity switch between LH25 and LMMI was not corrected reported in Q2 2021. The error has been corrected with this report.

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
# of Housing Units	0	72/15
# 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: 9999-21A-X GEORGIA

Activity Title: 9999-21A-X GEORGIA

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
09-Admin	Administration
Projected Start Date:	Projected End Date:
03/31/2009	12/30/2020
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	State of Georgia

Overall	Oct 1 thru Dec 31, 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	\$20,154.77	\$3,549,236.28
Program Funds Drawdown	\$20,154.77	\$3,361,089.40
Program Income Drawdown	\$0.00	\$188,146.88
Program Income Received	\$0.00	\$188,146.88
Total Funds Expended	\$257,386.63	\$3,549,236.28
State of Georgia	\$257,386.63	\$3,549,236.28
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

State administration of NSP

Location Description:

Activity Progress Narrative:

There was an error in reporting the amount of Program Funds expended in Q2 2021. The amount of \$237,231.86 was expended in Q2 2021. This has been corrected on this report.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

