

Grantee: Georgia

Grant: B-08-DN-13-0001

January 1, 2025 thru March 31, 2025 Performance

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: \$202,500,000.00	
Total Budget: \$279,585,125.00		

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	(\$47,056.25)	\$253,842,799.74
Total Budget	(\$47,056.25)	\$191,763,552.01
Total Obligated	(\$47,056.25)	\$189,603,708.15
Total Funds Drawdown	\$146,931.11	\$129,802,261.81
Program Funds Drawdown	(\$907.10)	\$73,672,781.91
Program Income Drawdown	\$147,838.21	\$56,129,479.90
Program Income Received	\$0.00	\$56,484,080.30
Total Funds Expended	\$104,032.98	\$129,866,715.75
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
Covington, City of	\$ 0.00	\$ 598,625.04
Douglas County	\$ 146,541.11	\$ 8,349,970.14
Fitzgerald, City of	\$ 0.00	\$ 3,313,465.93
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	-\$ 42,508.13	\$ 1,061,212.66
Gwinnett County1	\$ 0.00	\$ 7,055,840.12
Hall County	\$ 0.00	\$ 0.00
Hall County1	\$ 0.00	\$ 7,193,835.09
Atlanta, City of	\$ 0.00	\$ 4,519,353.03
Hall County2	\$ 0.00	\$ 694,231.57
Henry County1	\$ 0.00	\$ 28,866,520.08
Henry County2	\$ 0.00	\$ 6,500.00
Macon, City of	\$ 0.00	\$ 2,093,188.17
Newnan, City of	\$ 0.00	\$ 2,487,386.09
Newton County	\$ 0.00	\$ 2,109,613.07
Northwest Georgia Regional Commission1	\$ 0.00	\$ 11,755,768.50
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
Augusta/Richmond County	\$ 0.00	\$ 41,984.80
State of Georgia	\$ 0.00	\$ 3,634,698.79
Whitfield County	\$ 0.00	\$ 391,113.90
Carroll County/City of Carrollton	\$ 0.00	\$ 207,004.02
Carrollton, City of	\$ 0.00	\$ 7,258,385.71
City of Albany2	\$ 0.00	\$ 524,463.11
City of Macon	\$ 0.00	\$ 2,371,101.77
City of Newnan / Coweta County	\$ 0.00	\$ 752,613.49
Cobb County1	\$ 0.00	\$ 2,235,358.16

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	\$269,387,196.83	\$.00	\$.00
Limit on Public Services	\$11,562,768.75	\$.00	\$.00
Limit on Admin/Planning	\$7,708,512.50	\$10,170,986.76	\$9,321,851.59
Limit on Admin	\$.00	\$10,170,986.76	\$9,321,851.59
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$69,896,281.25		\$46,394,948.81

Overall Progress Narrative:

Several of the State's sub-grantees continue to successfully operate local NSP programs that address the unique needs and opportunities within their respective jurisdictions, as the State works with others to close out the NSP programs.

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	\$113,472,181.75	\$32,952,018.77
02-Clearance, Clearance	\$0.00	\$3,589,459.88	\$2,219,829.50
03-Rehab, Rehabilitation	(\$907.10)	\$51,557,234.39	\$9,192,787.46
04-Const, New Construction	\$0.00	\$18,955,025.05	\$13,995,011.89
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	\$26,500,866.79	\$8,628,229.82
09-Admin, Administration	\$0.00	\$10,680,665.30	\$6,584,475.28
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # /	01-Acq/Disp / Acquisition / Disposition
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Grantee Activity Number: 5058-001-B-I Douglas

Activity Title: 5058-001-B-I Douglas

Activity Type:
Acquisition - general

Project Number:
01-Acq/Disp

Projected Start Date:
10/27/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Program Income Account:
5058 Douglas PI

Activity Status:
Under Way

Project Title:
Acquisition / Disposition

Projected End Date:
03/03/2020

Completed Activity Actual End Date:

Responsible Organization:
Douglas County

Overall	Jan 1 thru Mar 31, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$2,133,063.79
Total Budget	\$0.00	\$2,133,063.79
Total Obligated	\$0.00	\$3,925,985.79
Total Funds Drawdown	\$147,838.21	\$3,925,595.79
Program Funds Drawdown	\$0.00	\$2,249,847.46
Program Income Drawdown	\$147,838.21	\$1,675,748.33
Program Income Received	\$0.00	\$1,675,748.33
Total Funds Expended	\$147,448.21	\$4,175,056.65
Douglas County	\$147,448.21	\$4,175,056.65
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Acquisition of foreclosed upon units for rehab and resale to LMMI eligible households.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired	0	0/19
# of Properties	0	0/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/19
# of Singlefamily Units	0	0/19

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	14/0	14/19	100.00
# Owner	0	0	0	0/0	28/0	28/19	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
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Grantee Activity Number: 5062-001-B-H Griffin

Activity Title: 5062-001-B-H Griffin

Activity Type:
Acquisition - general

Project Number:
01-Acq/Disp

Projected Start Date:
03/30/2009

Benefit Type:
Direct (HouseHold)

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

Program Income Account:
5062 Griffin PI

Activity Status:
Under Way

Project Title:
Acquisition / Disposition

Projected End Date:
12/29/2010

Completed Activity Actual End Date:

Responsible Organization:
Griffin, City of

Overall	Jan 1 thru Mar 31, 2025	To Date
Total Projected Budget from All Sources	(\$320.88)	\$498,899.77
Total Budget	(\$320.88)	\$498,899.77
Total Obligated	(\$320.88)	\$647,323.60
Total Funds Drawdown	\$0.00	\$407,083.59
Program Funds Drawdown	\$0.00	\$405,587.40
Program Income Drawdown	\$0.00	\$1,496.19
Program Income Received	\$0.00	\$1,175.31
Total Funds Expended	(\$320.88)	\$371,907.66
Griffin, City of	(\$320.88)	\$371,907.66
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Acquisition of foreclosed upon housing units for rehab and redale to LH25 eligible households.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired	0	0/7
# 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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Project # /	03-Rehab / Rehabilitation
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Grantee Activity Number: 5058-14A-B-I Douglas

Activity Title: 5058-14A-B-I Douglas

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
03-Rehab

Projected Start Date:
10/28/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Program Income Account:
5058 Douglas PI

Activity Status:
Under Way

Project Title:
Rehabilitation

Projected End Date:
12/31/2010

Completed Activity Actual End Date:

Responsible Organization:
Douglas County

Overall	Jan 1 thru Mar 31, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$804,026.48
Total Budget	\$0.00	\$804,026.48
Total Obligated	\$0.00	\$1,570,076.48
Total Funds Drawdown	(\$907.10)	\$1,569,169.38
Program Funds Drawdown	(\$907.10)	\$284,692.96
Program Income Drawdown	\$0.00	\$1,284,476.42
Program Income Received	\$0.00	\$1,284,476.42
Total Funds Expended	(\$907.10)	\$1,569,169.38
Douglas County	(\$907.10)	\$1,569,169.38
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Rehabilitation of foreclosed upon housing units for resale to LMMI households.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	37/21

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	37/21
# of Singlefamily Units	0	37/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	28/18	38/21	76.32
# Owner	0	0	0	1/0	28/18	38/21	76.32

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: 5062-14A-B-H Griffin

Activity Title: 5062-14A-B-H Griffin

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
03-Rehab

Projected Start Date:
03/29/2009

Benefit Type:
Direct (HouseHold)

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

Program Income Account:
5062 Griffin PI

Activity Status:
Under Way

Project Title:
Rehabilitation

Projected End Date:
12/28/2020

Completed Activity Actual End Date:

Responsible Organization:
Griffin, City of

Overall	Jan 1 thru Mar 31, 2025	To Date
Total Projected Budget from All Sources	(\$4,548.12)	\$604,186.31
Total Budget	(\$4,548.12)	\$604,186.31
Total Obligated	(\$4,548.12)	\$722,649.10
Total Funds Drawdown	\$0.00	\$328,469.15
Program Funds Drawdown	\$0.00	\$139,309.16
Program Income Drawdown	\$0.00	\$189,159.99
Program Income Received	\$0.00	\$189,159.99
Total Funds Expended	\$0.00	\$328,469.15
Griffin, City of	\$0.00	\$328,469.15
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Rehabilitation of foreclosed upon units for resale to 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	2/0
# of Properties	0	8/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/7
# of Singlefamily Units	0	8/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/7	0/0	8/7	100.00
# Owner	0	0	0	8/7	0/0	8/7	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
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Grantee Activity Number: 5062-14A-B-I Griffin

Activity Title: 5062-14A-B-I Griffin

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
03-Rehab

Projected Start Date:
03/28/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Program Income Account:
5062 Griffin PI

Activity Status:
Under Way

Project Title:
Rehabilitation

Projected End Date:
03/01/2013

Completed Activity Actual End Date:

Responsible Organization:
Griffin, City of

Overall	Jan 1 thru Mar 31, 2025	To Date
Total Projected Budget from All Sources	(\$42,187.25)	\$1,336,824.71
Total Budget	(\$42,187.25)	\$1,336,824.71
Total Obligated	(\$42,187.25)	\$1,615,148.19
Total Funds Drawdown	\$0.00	\$138,578.76
Program Funds Drawdown	\$0.00	\$87,597.41
Program Income Drawdown	\$0.00	\$50,981.35
Program Income Received	\$0.00	\$50,981.35
Total Funds Expended	(\$42,187.25)	\$138,578.76
Griffin, City of	(\$42,187.25)	\$138,578.76
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Rehabilitation of foreclosed upon units for resale to LMMI eligible households

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/13
# of Singlefamily Units	0	2/13

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	2/13	2/13	100.00
# Owner	0	0	0	0/0	2/13	2/13	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
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