Grantee: Georgia

Grant: B-08-DN-13-0001

April 1, 2025 thru June 30, 2025 Performance Report

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 avalable 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	$251,311.05	$254,094,110.79
Total Budget	$251,311.05	$192,014,863.06
Total Obligated	$251,311.05	$189,855,019.20
Total Funds Drawdown	$454,208.62	$130,256,470.43
Program Funds Drawdown	$151,897.47	$73,824,679.38
Program Income Drawdown	$302,311.15	$56,431,791.05
Program Income Received	$251,311.05	$56,735,391.35
Total Funds Expended	$454,208.62	$130,320,924.37
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	$ 0.00	$ 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	$ 0.00	$ 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	$ 403,208.52	$ 29,269,728.60
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	$ 51,000.10	$ 3,685,698.89
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	$9,372,851.69
Limit on Admin	$.00	$10,170,986.76	$9,372,851.69
Most Impacted and Distressed	$.00	$.00	$.00
Progress towards LH25 Requirement	$69,896,281.25		$46,798,157.33

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	$0.00	$51,557,234.39	$9,192,787.46
04-Const, New Construction	$151,897.47	$19,206,336.10	$14,146,909.36
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 # / 04-Const / New Construction

Grantee Activity Number: 5065-012-E-H
Activity Title: 5065-012-E-H Henry County

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
04-Const

Project Title:
New Construction

Projected Start Date:
03/31/2009

Projected End Date:
07/30/2023

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Henry County1

Program Income Account:
5065-012-E-H Henry County

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	$251,311.05	$806,880.89
Total Budget	$251,311.05	$806,880.89
Total Obligated	$251,311.05	$806,880.89
Total Funds Drawdown	$403,208.52	$646,930.73
Program Funds Drawdown	$151,897.47	$189,266.72
Program Income Drawdown	$251,311.05	$457,664.01
Program Income Received	$251,311.05	$457,664.01
Total Funds Expended	$403,208.52	$646,930.73
Henry County1	$403,208.52	$646,930.73
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

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

Location Description:

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

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:
Administration

Activity Status:
Under Way

Project Number:
09-Admin

Project Title:
Administration

Projected Start Date:
03/31/2009

Projected End Date:
12/30/2020

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Georgia

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	$0.00	$3,765,315.98
Total Budget	$0.00	$3,765,315.98
Total Obligated	$0.00	$3,765,315.98
Total Funds Drawdown	$51,000.10	$3,743,795.86
Program Funds Drawdown	$0.00	$3,503,550.07
Program Income Drawdown	$51,000.10	$240,245.79
Program Income Received	$0.00	$272,224.77
Total Funds Expended	$51,000.10	$3,685,698.89
State of Georgia	$51,000.10	$3,685,698.89
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

State administration of NSP

Location Description:

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None