

Jan 1, 2012 thru Mar 31, 2012 Performance Report

Grant Number:
B-08-DN-13-0001

Obligation Date:

Grantee Name:
State of Georgia

Award Date:

Grant Amount:
\$77,085,125.00

Contract End Date:
03/05/2013

Estimated PI/RL Funds:
\$80,000,000.00

Reviewed By HUD:
Reviewed and Approved

Total Budget:
\$157,085,125.00

Grant Status:
Active

QPR Contact:
102522

Disasters: Declaration Number

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 Uses of Funds:

Note: The comprehensive NSP Action Plan Proposed 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:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	91,400,192.96
Total Budget	2,972,636.54	91,400,192.96
Total Obligated	\$3,985,429.18	\$89,650,922.05
Total Funds Drawdown	\$3,392,976.69	\$77,218,090.50
Program Funds Drawdown	\$954,121.80	\$62,209,152.28
Program Income Drawdown	\$2,438,854.89	\$15,008,938.22
Program Income Received	\$4,136,634.25	\$18,518,303.56
Total Funds Expended	\$0.00	\$22,473,717.09
Match Contributed	\$1,849,815.25	\$61,676,540.62

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	61,676,540.62
Limit on Public Services	11,562,768.75	0
Limit on Admin/Planning	7,708,512.5	4,342,897.11
Limit on State Admin	0	4,342,897.11

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	19,271,281.25	28,606,264.64

Overall Progress Narrative:

During the quarter, the State achieved the NSP1 100% expenditure target through a combination of Program Funds and Program Income spent. Sub-grantees continued to draw funds and spend program income to carry out NSP-eligible activities. Of the 21 NSP1 sub-grantees, 12 of those also received NSP3 funds from the State. During the quarter, onsite monitoring visits were conducted to review NSP1 compliance and to discuss NSP3 program performance. Sub-grantees reported that they are finalizing the details of their respective NSP3 programs, including identifying potential properties for purchase and requesting target area expansions as needed. Eight sub-grantees sold a total of 42 NSP1 homes during the quarter. Those sub-grantees included Carrollton, NWGARC, Atlanta, Douglas County, Hall County, Henry County, the City of Newnan, and the City of Albany. However, market conditions and the challenge of identifying potential purchasers who can qualify for a private first mortgage have certainly impacted the pace of home sales. Throughout the quarter, DCA staff continued to provide ongoing technical assistance and to conduct individual training sessions as requested.

Project Summary

Project#, Project Title	This Report Period		To Date
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01-Acq/Disp, Acquisition / Disposition	82,906.69	96,714,419.09	29,781,465.21
02-Clearance, Clearance	0	3,414,594.49	2,210,369.5
03-Rehab, Rehabilitation	495,095.09	15,521,290.01	6,753,156.4
04-Const, New Construction	72,910.58	13,570,993.15	11,492,034.76
05-PubFacil, Public Facilities	0	262,578.81	67,399.19
06-HousCouns, Housing Counseling	0	33,120	33,030
08-Finance, Financing Mechanisms	23,800	12,791,619.34	8,450,550.53
09-Admin, Administration	279,409.44	9,081,741.67	3,421,146.69

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
01-Acq/Disp	Acquisition / Disposition	5051-001-B-I Fulton	5051-001-B-I Fulton
01-Acq/Disp	Acquisition / Disposition	5051-001-B-H Fulton	5051-001-B-H Fulton
01-Acq/Disp	Acquisition / Disposition	5072-001-B-H Albany	5072-001-B-H Albany
01-Acq/Disp	Acquisition / Disposition	5072-001-B-I Albany	5072-001-B-I Albany
01-Acq/Disp	Acquisition / Disposition	5054-001-B-H Atlanta	5054-001-B-H Atlanta
01-Acq/Disp	Acquisition / Disposition	5054-001-B-I Atlanta	5054-001-B-I Atlanta
01-Acq/Disp	Acquisition / Disposition	5054-002-B-H Atlanta	5054-002-B-H Atlanta
01-Acq/Disp	Acquisition / Disposition	5054-002-B-I Atlanta	5054-002-B-I Atlanta
01-Acq/Disp	Acquisition / Disposition	5050-001-B-H Carrollton	5050-001-B-H Carrollton
01-Acq/Disp	Acquisition / Disposition	5050-001-B-I Carrollton	5050-001-B-I Carrollton
01-Acq/Disp	Acquisition / Disposition	5068-001-B-H Newton	5068-001-B-H Newton
01-Acq/Disp	Acquisition / Disposition	5056-001-B-H Cobb	5056-001-B-H Cobb
01-Acq/Disp	Acquisition / Disposition	5068-001-B-I Newton	5068-001-B-I Newton
01-Acq/Disp	Acquisition / Disposition	5056-001-B-I Cobb	5056-001-B-I Cobb
01-Acq/Disp	Acquisition / Disposition	5069-001-B-H Rockdale	5069-001-B-H Rockdale
01-Acq/Disp	Acquisition / Disposition	5069-001-B-I Rockdale	5069-001-B-I Rockdale
01-Acq/Disp	Acquisition / Disposition	5062-001-B-H Griffin	5062-001-B-H Griffin
01-Acq/Disp	Acquisition / Disposition	5062-001-B-I Griffin	5062-001-B-I Griffin
01-Acq/Disp	Acquisition / Disposition	5070-001-B-I Warner Robins	5070-001-B-I Warner Robins
01-Acq/Disp	Acquisition / Disposition	5071-001-B-H Whitfield	5071-001-B-H Whitfield
01-Acq/Disp	Acquisition / Disposition	5071-001-B-I Whitfield	5071-001-B-I Whitfield
01-Acq/Disp	Acquisition / Disposition	5064-001-B-H Hall	5064-001-B-H Hall
01-Acq/Disp	Acquisition / Disposition	5064-001-B-I Hall	5064-001-B-I Hall
01-Acq/Disp	Acquisition / Disposition	5065-001-B-H Henry	5065-001-B-H Henry
01-Acq/Disp	Acquisition / Disposition	5065-001-B-I Henry	5065-001-B-I Henry
01-Acq/Disp	Acquisition / Disposition	5061-001-B-H Garden City	5061-001-B-H Garden City
01-Acq/Disp	Acquisition / Disposition	5061-001-B-I Garden City	5061-001-B-I Garden City
01-Acq/Disp	Acquisition / Disposition	5063-001-B-H Gwinnett	5063-001-B-H Gwinnett
01-Acq/Disp	Acquisition / Disposition	5063-001-B-I Gwinnett	5063-001-B-I Gwinnett
01-Acq/Disp	Acquisition / Disposition	5066-001-B-H Macon	5066-001-B-H Macon
01-Acq/Disp	Acquisition / Disposition	5066-001-B-I Macon	5066-001-B-I Macon
01-Acq/Disp	Acquisition / Disposition	5066-002-A-I Macon	5066-002-A-I Macon
01-Acq/Disp	Acquisition / Disposition	5052-001-B-H NW GA RC	5052-001-B-H NW GA RC
01-Acq/Disp	Acquisition / Disposition	5052-001-B-I NW GA RC	5052-001-B-I NW GA RC
01-Acq/Disp	Acquisition / Disposition	5060-001-B-H Fitzgerald	5060-001-B-H Fitzgerald
01-Acq/Disp	Acquisition / Disposition	5060-001-B-I Fitzgerald	5060-001-B-I Fitzgerald
01-Acq/Disp	Acquisition / Disposition	5057-001-B-H Covington	5057-001-B-H Covington
01-Acq/Disp			

	Acquisition / Disposition	5057-001-B-I Covington	5057-001-B-I Covington
01-Acq/Disp	Acquisition / Disposition	5058-001-B-H Douglas	5058-001-B-H Douglas
01-Acq/Disp	Acquisition / Disposition	5058-001-B-I Douglas	5058-001-B-I Douglas
01-Acq/Disp	Acquisition / Disposition	5067-001-B-H Newnan	5067-001-B-H Newnan
01-Acq/Disp	Acquisition / Disposition	5067-001-B-I Newnan	5067-001-B-I Newnan
01-Acq/Disp	Acquisition / Disposition	5066-002-A-H Macon	5066-002-A-H Macon
02-Clearance	Clearance	5054-004-A-I Atlanta	5054-004-A-I Atlanta
02-Clearance	Clearance	5055-004-D-I Augusta	5055-004-D-I Augusta
02-Clearance	Clearance	5050-004-D-I Carrollton	5050-004-D-I Carrollton
02-Clearance	Clearance	5070-004-D-I Warner Robins	5070-004-D-I Warner Robins
02-Clearance	Clearance	5065-004-D-I Henry	5065-004-D-I Henry
02-Clearance	Clearance	5066-004-D-H Macon	5066-004-D-H Macon
02-Clearance	Clearance	5066-004-D-I Macon	5066-004-D-I Macon
02-Clearance	Clearance	5052-004-D-I NW GA RC	5052-004-D-I NW GA RC
02-Clearance	Clearance	5054-004-A-H Atlanta	5054-004-A-H Atlanta
03-Rehab	Rehabilitation	5051-14A-B-I Fulton	5051-14A-B-I Fulton
03-Rehab	Rehabilitation	5051-14A-B-H Fulton	5051-14A-B-H Fulton
03-Rehab	Rehabilitation	5072-14A-B-I Albany	5072-14A-B-I Albany
03-Rehab	Rehabilitation	5054-14A-B-H Atlanta	5054-14A-B-H Atlanta
03-Rehab	Rehabilitation	5054-14A-B-I Atlanta	5054-14A-B-I Atlanta
03-Rehab	Rehabilitation	5050-14A-B-H Carrollton	5050-14A-B-H Carrollton
03-Rehab	Rehabilitation	5050-14A-B-I Carrollton	5050-14A-B-I Carrollton
03-Rehab	Rehabilitation	5056-14A-B-H Cobb	5056-14A-B-H Cobb
03-Rehab	Rehabilitation	5056-14A-B-I Cobb	5056-14A-B-I Cobb
03-Rehab	Rehabilitation	5068-14A-B-H Newton	5068-14A-B-H Newton
03-Rehab	Rehabilitation	5068-14A-B-I Newton	5068-14A-B-I Newton
03-Rehab	Rehabilitation	5069-14A-B-H Rockdale	5069-14A-B-H Rockdale
03-Rehab	Rehabilitation	5069-14A-B-I Rockdale	5069-14A-B-I Rockdale
03-Rehab	Rehabilitation	5071-14A-B-H Whitfield	5071-14A-B-H Whitfield
03-Rehab	Rehabilitation	5071-14A-B-I Whitfield	5071-14A-B-I Whitfield
03-Rehab	Rehabilitation	5062-14A-B-H Griffin	5062-14A-B-H Griffin
03-Rehab	Rehabilitation	5062-14A-B-I Griffin	5062-14A-B-I Griffin
03-Rehab	Rehabilitation	5064-14A-B-H Hall	5064-14A-B-H Hall
03-Rehab	Rehabilitation	5064-14A-B-I Hall	5064-14A-B-I Hall
03-Rehab	Rehabilitation	5065-14A-B-H Henry	5065-14A-B-H Henry
03-Rehab	Rehabilitation	5065-14A-B-I Henry	5065-14A-B-I Henry
03-Rehab	Rehabilitation	5063-14A-B-H Gwinnett	5063-14A-B-H Gwinnett
03-Rehab	Rehabilitation	5063-14A-B-I Gwinnett	5063-14A-B-I Gwinnett
03-Rehab	Rehabilitation	5052-14A-B-H NW GA RC	5052-14A-B-H NW GA RC
03-Rehab			

	Rehabilitation	5052-14A-B-I NW GA RC	5052-14A-B-I NW GA RC
03-Rehab	Rehabilitation	5060-14A-B-H Fitzgerald	5060-14A-B-H Fitzgerald
03-Rehab	Rehabilitation	5060-14A-B-I Fitzgerald	5060-14A-B-I Fitzgerald
03-Rehab	Rehabilitation	5073-14A-B-H GHFA	5073-14A-B-H GHFA
03-Rehab	Rehabilitation	5073-14B-B-I GHFA	5073-14B-B-I GHFA
03-Rehab	Rehabilitation	5057-14A-B-H Covington	5057-14A-B-H Covington
03-Rehab	Rehabilitation	5058-14A-B-H Douglas	5058-14A-B-H Douglas
03-Rehab	Rehabilitation	5058-14A-B-I Douglas	5058-14A-B-I Douglas
03-Rehab	Rehabilitation	5067-14A-B-H Newnan	5067-14A-B-H Newnan
03-Rehab	Rehabilitation	5067-14A-B-I Newnan	5067-14A-B-I Newnan
03-Rehab	Rehabilitation	5072-14A-B-H Albany	5072-14A-B-H Albany
03-Rehab	Rehabilitation	5066-14A-B-I Macon	5066-14A-B-I Macon
03-Rehab	Rehabilitation	5061-14A-B-H Garden City	5061-14A-B-H Garden City
03-Rehab	Rehabilitation	5061-14A-B-I Garden City	5061-14A-B-I Garden City
04-Const	New Construction	5052-012-E-H NW GA RC	5052-012-E-H NW GA RC
04-Const	New Construction	5052-012-E-I NW GA RC	5052-012-E-I NW GA RC
04-Const	New Construction	5060-012-E-I Fitzgerald	5060-012-E-I Fitzgerald
04-Const	New Construction	5060-012-E-H Fitzgerald	5060-012-E-H Fitzgerald
04-Const	New Construction	5073-012-E-I-GHFA	5073-012-E-I-GHFA
04-Const	New Construction	5073-012-E-H-GHFA	5073-012-E-H-GHFA
04-Const	New Construction	5066-012-E-H Macon	5066-012-E-H Macon
04-Const	New Construction	5066-012-E-I Macon	5066-012-E-I Macon
05-PubFacil	Public Facilities	5068-003-E-I Newton	5068-003-E-I Newton
06-HousCouns	Housing Counseling	5073-005-A-I GHFA	5073-005-A-I GHFA
06-HousCouns	Housing Counseling	5073-005-A-H GHFA	5073-005-A-H GHFA
08-Finance	Financing Mechanisms	5051-013-A-H Fulton	5051-013-A-H Fulton
08-Finance	Financing Mechanisms	5051-013-A-I Fulton	5051-013-A-I Fulton
08-Finance	Financing Mechanisms	5072-013-A-I Albany	5072-013-A-I Albany
08-Finance	Financing Mechanisms	5054-013-A-H Atlanta	5054-013-A-H Atlanta
08-Finance	Financing Mechanisms	5054-013-A-I Atlanta	5054-013-A-I Atlanta
08-Finance	Financing Mechanisms	5050-013-A-H Carrollton	5050-013-A-H Carrollton
08-Finance	Financing Mechanisms	5050-013-A-I Carrollton	5050-013-A-I Carrollton
08-Finance	Financing Mechanisms	5056-013-A-H Cobb	5056-013-A-H Cobb
08-Finance	Financing Mechanisms	5056-013-A-I Cobb	5056-013-A-I Cobb
08-Finance	Financing Mechanisms	5069-013-A-H Rockdale	5069-013-A-H Rockdale
08-Finance	Financing Mechanisms	5069-013-A-I Rockdale	5069-013-A-I Rockdale
08-Finance	Financing Mechanisms	5064-013-A-H Hall	5064-013-A-H Hall
08-Finance	Financing Mechanisms	5064-013-A-I Hall	5064-013-A-I Hall
08-Finance	Financing Mechanisms	5065-013-A-H Henry	5065-013-A-H Henry
08-Finance			

	Financing Mechanisms	5065-013-A-I Henry	5065-013-A-I Henry
08-Finance	Financing Mechanisms	5063-013-A-H Gwinnett	5063-013-A-H Gwinnett
08-Finance	Financing Mechanisms	5063-013-A-I Gwinnett	5063-013-A-I Gwinnett
08-Finance	Financing Mechanisms	5066-013-A-I Macon	5066-013-A-I Macon
08-Finance	Financing Mechanisms	5052-013-A-H NW GA RC	5052-013-A-H NW GA RC
08-Finance	Financing Mechanisms	5052-013-A-I NW GA RC	5052-013-A-I NW GA RC
08-Finance	Financing Mechanisms	5060-013-A-H Fitzgerald	5060-013-A-H Fitzgerald
08-Finance	Financing Mechanisms	5060-013-A-I Fitzgerald	5060-013-A-I Fitzgerald
08-Finance	Financing Mechanisms	5073-013-A-I GHFA	5073-013-A-I GHFA
08-Finance	Financing Mechanisms	5073-013-A-H GHFA	5073-013-A-H GHFA
08-Finance	Financing Mechanisms	5072-013-A-H Albany	5072-013-A-H Albany
08-Finance	Financing Mechanisms	5058-013-A-H Douglas	5058-013-A-H Douglas
08-Finance	Financing Mechanisms	5058-013-A-I Douglas	5058-013-A-I Douglas
09-Admin	Administration	5051-21A-X Fulton	5051-21A-X Fulton
09-Admin	Administration	5072-21A-X Albany	5072-21A-X Albany
09-Admin	Administration	5054-21A-X Atlanta	5054-21A-X Atlanta
09-Admin	Administration	5050-21A-X Carrollton	5050-21A-X Carrollton
09-Admin	Administration	5067-21A-X Newnan	5067-21A-X Newnan
09-Admin	Administration	5056-21A-X Cobb	5056-21A-X Cobb
09-Admin	Administration	5058-21A-X Douglas	5058-21A-X Douglas
09-Admin	Administration	5068-21A-X Newton	5068-21A-X Newton
09-Admin	Administration	5069-21A-X Rockdale	5069-21A-X Rockdale
09-Admin	Administration	5070-21A-X Warner Robins	5070-21A-X Warner Robins
09-Admin	Administration	5071-21A-X Whitfield	5071-21A-X Whitfield
09-Admin	Administration	5062-21A-X Griffin	5062-21A-X Griffin
09-Admin	Administration	5064-21A-X Hall	5064-21A-X Hall
09-Admin	Administration	5065-21A-X Henry	5065-21A-X Henry
09-Admin	Administration	5061-21A-X Garden City	5061-21A-X Garden City
09-Admin	Administration	5063-21A-X Gwinnett	5063-21A-X Gwinnett
09-Admin	Administration	5066-21A-X Macon	5066-21A-X Macon
09-Admin	Administration	5052-21A-X NW GA RC	5052-21A-X NW GA RC
09-Admin	Administration	5060-21A-X Fitzgerald	5060-21A-X Fitzgerald
09-Admin	Administration	5073-21A-X GHFA	5073-21A-X GHFA
09-Admin	Administration	9999-21A-X GEORGIA	9999-21A-X GEORGIA
09-Admin	Administration	5057-21A-X Covington	5057-21A-X Covington
09-Admin	Administration	5055-21A-X-Augusta	5055-21A-X-Augusta

Activities

