

Grantee: Georgia

Grant: B-11-DN-13-0001

July 1, 2024 thru September 30, 2024 Performance

Grant Number: B-11-DN-13-0001	Obligation Date:	Award Date:
Grantee Name: Georgia	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$19,870,367.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$19,870,367.00	Estimated PI/RL Funds: \$38,000,000.00	
Total Budget: \$57,870,367.00		

Disasters:

Declaration Number
NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

As detailed within the submitted Substantial Amendment, the Department has used the HUD Mapping Tool and has considered the needs of the entire state in its assessment of need. All jurisdictions that include census tracts exhibiting a foreclosure risk score of 17 or higher and REO inventory score of 300 or above are potentially eligible to receive an allocation or participate directly with the Department. While the needs within both NSP 3 entitlement and non-entitlement local governments are considered, entitlement jurisdictions that have had their needs measured and received a direct allocation through the federal allocation process will have any subsequent "direct state" allocations adjusted by subtracting the amount of any direct federal allocation already received from the state allocation. Those entitlement jurisdictions who do not receive an initial allocation of funds based on the "offset" described above, retain eligibility to receive funds from the state program under the reallocation process (see Sec. 2(H)(4)(b)(i-ii) of the Substantial Amendment).

Proposed Uses of NSP 3 Funds:

(a) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers;

(b) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;

(c) Establish and operate land banks for homes that have been foreclosed upon;
NOTE: The State has not budgeted funds for this activity in Section 7, however, reserves the option to add this activity should eligible grantees propose its use.

(d) Demolish blighted structures; and

(e) Redevelop demolished or vacant properties as housing.

How Fund Use Addresses Market Conditions:

Since it is not known at the time of this writing which eligible local jurisdictions will choose to participate or where those participating jurisdictions will choose to focus their resources, DCA will proceed by implementing the alternative described by HUD in their Guidance on Mapping and Needs Data for State NSP 3 Action Plans published 12-10. DCA published this Proposed Action Plan Amendment on February 10, 2011. DCA solicited public comment on the proposed plan between February 10, 2011 and February 25, 2011 and held a public hearing to accept comments on February 18, 2011. Eligible jurisdictions must submit their applications for State NSP 3 funding no later than April 15, 2011. Applications for funding must include (at a minimum but not limited to) information regarding 1) overall need in the jurisdiction; 2) Intention to limit activities to eligible census tracts (as defined by the HUD NSP3 Mapping tool); 3) Market analysis and justification supporting proposed activities to be undertaken in the identified targeted area(s); 4) Discussion of intended impact in the Target Area (including outcomes/performance measures to be achieved); 5) Discussion of applicant capacity to carry out activities either directly or through sub-recipients, and 6) Proposed accomplishment timeline including dates and milestones to be achieved. DCA shall review all requests for funding in accordance with the items listed above as well as the provisions set forth in Section 2(H)(5)(a-h) below and submit to HUD a second amendment including final needs and target area mapping information no later than June 30, 2011.

Ensuring Continued Affordability:

The State will require NSP 3 projects to follow the affordability requirements for the HUD HOME program as set forth in 24 CFR 92.252 (2) (2) for rental housing and in 24 CFR 92.254 for homeownership housing, based on the amount of NSP 3 funds provided for each project. All rental housing affordability restrictions will be imposed by deed restrictions. When there is more than one financing source (besides NSP 3) imposing land use restrictions on a project, the most restrictive requirements will apply to the project. For homeownership projects, the DCA NSP 3 program loan documents will include a subordinate deed to secure debt, loan agreement and/or note will be used to enforce the required period of affordability.

In accordance with HERA, in the case of previously HOME-assisted properties for which affordability restrictions were terminated through foreclosure or deed in lieu of foreclosure, an NSP 3 grantee will be required to reinstate the HOME affordability restrictions for the remaining period of HOME affordability or any more restrictive continuing period of affordability required by any other financing source participating in the NSP 3 project.

Definition of Blighted Structure:

Pursuant to O.C.G.A. 22-1-1 "Blighted property," "blighted," or "blight" means any urbanized or developed property which: (A) Presents two or more of the following conditions: (i) Uninhabitable, unsafe, or abandoned structures; (ii) Inadequate provisions for ventilation, light, air, or sanitation; (iii) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the Governor has declared a state of emergency under state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm; (iv) A site identified by the federal Environmental Protection Agency as a Superfund site pursuant to 42 U.S.C. Section 9601, et seq., or environmental contamination to an extent that requires remedial investigation or a feasibility study; (v) Repeated illegal activity on the individual property of which the property owner knew or should have known; or (vi) The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation; and (B) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

Definition of Affordable Rents:

The State will require the NSP 3 program recipients to follow the HUD regulations as set forth in 24 CFR 92.252.

Housing Rehabilitation/New Construction Standards:

- a) Newly constructed or rehabilitation of single or multi-family residential structures being funded using NSP 3 assistance must, at project completion, meet all applicable regulations in accordance with Minimum Standard Georgia Building Codes (<http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp>) as well as all locally adopted codes. Additionally all units for these activities will be required to meet the following:
 - (i) All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
 - (ii) All gut rehabilitation or new construction of mid- or high-rise multifamily housing must meet the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy.
 - (iii) all rehabilitation projects must replace older obsolete products and appliances with Energy Star labeled products and install water efficient toilets, showers and faucets.
 - (iv) To the maximum extent feasible, all projects funded will provide for the hiring of employees who reside in the vicinity of projects funded by NSP 3 or contract with small businesses owned and operated by persons residing in the vicinity of such projects.
- b) All requirements of 24 CFR Part 35 as related to lead-based paint shall apply to NSP activities.
- c) All single and/or multifamily residential structures must also meet all federal and state accessibility requirements including but not limited to those associated with the use of federal funds.

Vicinity Hiring:

Grantees are encouraged, to the maximum extent feasible, to hire employees, contractors and contract with small businesses that reside in the vicinity of NSP 3 target areas. Section 3 recruitment and hiring procedures are mandated through general condition in the NSP 3 award.

Procedures for Preferences for Affordable Rental Dev.:

Grantees are encouraged to develop affordable rental housing through use of NSP 3 funds. Through use of an Affordable Rental Housing Development Pool: The Georgia Housing and Finance Agency (GHFA) will oversee the administration of the Affordable Rental Housing Development Pool (ARHDP). GHFA’s Board is the same board as DCA’s board and its executive director is also the Commissioner of DCA. GHFA is the state participating Jurisdiction (PJ) under the HOME program and serves as the state’s Housing Finance Agency managing the state’s Low Income Housing Tax Credit Program. GHFA and DCA will enter into a Memorandum of Understanding (MOU) that outlines GHFA’s responsibilities under the Georgia NSP 3 program. Recipients of the ARHDP funds will use the funds to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned. An NSP RFP Review Team will be established to review the proposals submitted under the ARHDP.

The ARHDP initially be funded at \$1.5 million from the State of Georgia’s NSP 3 allocation. NSP 3 will be allocated by GHFA to projects that create affordable rental housing options for (1) families, (2) the elderly, (3) older persons, or (4) individuals and families who are homeless and have a disability. Additionally, the demolition of abandoned multifamily rental developments by local governments will be funded.

For proposals that create affordable rental housing options for individuals and families who are homeless and have a disability, all NSP 3 units in a project will be rented to households at incomes less than 50% of Area Median Income (AMI) as adjusted for family size for the minimum periods of affordability in accordance with the HOME program (24 CFR §92.252).

For proposals that seek to create affordable rental housing options for families, the elderly or older persons, GHFA will allocate NSP 3 funds for activities in which forty percent (40%) of the total residential units funded in a project will be rented to tenants at 50% AMI for the minimum period of affordability in accordance with the HOME program (24 CFR §92.252).

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$5,142.31	\$52,093,926.44
Total Budget	\$5,142.31	\$51,887,241.44
Total Obligated	\$5,142.31	\$51,790,287.95
Total Funds Drawdown	\$0.00	\$39,511,619.78
Program Funds Drawdown	\$0.00	\$17,808,595.68
Program Income Drawdown	\$0.00	\$21,703,024.10
Program Income Received	\$5,142.31	\$22,001,631.40
Total Funds Expended	\$0.00	\$39,312,096.23
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 206,685.00
Match Funds	\$ 0.00	\$ 206,685.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Carroll County/City of Carrollton	\$ 0.00	\$ 2,680,988.80
Newnan, City of	\$ 0.00	\$ 22,070.00
Newton County - City of Covington	\$ 0.00	\$ 1,794,702.00
Northwest Georgia Regional Commission2	\$ 0.00	\$ 2,958,914.49
Rockdale County2	\$ 0.00	\$ 3,978,451.47
Spalding County - City of Griffin	\$ 0.00	\$ 254,256.46
City of Newnan / Coweta County	\$ 0.00	\$ 1,216,702.94
Cobb County2	\$ 0.00	\$ 2,651,239.59
Georgia Department of Community Affairs	\$ 0.00	\$ 842,294.04
Georgia Housing Finance Authority2	\$ 0.00	\$ 1,590,000.00
Gwinnett County2	\$ 0.00	\$ 6,547,566.68
Hall County2	\$ 0.00	\$ 3,458,595.01
Henry County2	\$ 0.00	\$ 9,148,042.11
Jackson County	\$ 0.00	\$ 2,168,272.64

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$206,685.00
Overall Benefit Amount	\$54,914,458.22	\$.00	\$.00
Limit on Public Services	\$2,980,555.05	\$.00	\$.00

Limit on Admin/Planning	\$1,987,036.70	\$2,950,416.78	\$2,534,323.22
Limit on Admin	\$0.00	\$2,950,416.78	\$2,534,323.22
Most Impacted and Distressed	\$0.00	\$0.00	\$0.00
Progress towards LH25 Requirement	\$14,467,591.75		\$11,121,354.31

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 - Acquisiiton, Acquisition	\$0.00	\$25,637,760.65	\$9,534,423.88
02 - Demolition/Clearance, Demolition/Clearance	\$0.00	\$713,070.00	\$330,724.50
03 - Rehabilitation, Rehabilitation	\$0.00	\$15,843,252.97	\$3,002,277.89
04 - Redevelopment/construction, Redevelopment/new	\$0.00	\$4,442,109.83	\$3,288,299.76
08 - Finance Mechanisms, Finance Mechanisms	\$0.00	\$5,231,300.97	\$411,374.69
09 - Administration, Administration	\$0.00	\$2,982,025.91	\$1,241,494.96
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # /	09 - Administration / Administration
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Grantee Activity Number: 9999-21A-X Georgia 3

Activity Title: 9999-21A-X Georgia 3

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
09 - Administration	Administration
Projected Start Date:	Projected End Date:
03/05/2011	03/05/2020
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	Georgia Department of Community Affairs

Overall	Jul 1 thru Sep 30, 2024	To Date
Total Projected Budget from All Sources	\$5,142.31	\$943,992.34
Total Budget	\$5,142.31	\$943,992.34
Total Obligated	\$5,142.31	\$943,992.34
Total Funds Drawdown	\$0.00	\$844,763.41
Program Funds Drawdown	\$0.00	\$712,768.38
Program Income Drawdown	\$0.00	\$131,995.03
Program Income Received	\$5,142.31	\$162,071.90
Total Funds Expended	\$0.00	\$842,294.04
Georgia Department of Community Affairs	\$0.00	\$842,294.04
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

State administration of NSP 3

Location Description:

State of Georgia

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