

Oct 1, 2011 thru Dec 31, 2011 Performance Report

Grant Number:
B-11-UN-13-0003

Obligation Date:

Grantee Name:
DeKalb County, GA

Award Date:

Grant Amount:
\$5,233,105.00

Contract End Date:
03/09/2014

Estimated PI/RL Funds:
\$0.00

Reviewed By HUD:
Submitted - Await for Review

Total Budget:
\$5,233,105.00

Grant Status:
Active

OPR Contact:
David Wu

Disasters: Declaration Number

NSP

Summary of Distribution and Uses of NSP Funds:

The areas of greatest need were established after a team assessment of the County's substantial experience implementing NSP1 (\$18.5 million), the outstanding needs in the community, input from the community and stakeholders, and the results of the local market analysis conducted by Emory University. Additionally, a critical factor impacting how we would meet the requirement of utilizing 25% of the funds for individuals at or below 50% AMI is the large number of multi-family apartment complexes that exist in DeKalb and the number of units that have been foreclosed upon, blighted, and/or abandoned. Utilizing the data provided by HUD for Need Scores over 17, we initiated the local market analysis in partnership with Dr. Rich of Emory University to calculate a composite need index.

Calculating Composite Need Index:

1. Combined standardized scores for each need dimension
 - Population Characteristics
 - General Market Conditions
 - Foreclosure Risk
 - Foreclosures
 - Blight and Abandonment
2. Rank block groups on composite score; group into quintiles

3. Determine Direction of Neighborhood Change
 - Food Stamps
 - Property Sales
 - Ratio Median Block Group Sales Price to County Median Sales Price
 - Foreclosures
 - Crime
4. Combined quintile rank and direction of change into composite need index score

Composite Need Index Charts Allow for Greater Differentiation Among Eligible Census Block Groups:

The next two graphs show a clearer prospective of the “areas of greatest need” with the HUD Foreclosure Need Score Chart (MAP 2B) providing less clarity, whereas the Emory University created “Composite Need Index Chart (MAP 2A) showing considerably more clarity and facilitates greater decision making to ultimately select a focused “Target Area.”

The “Next Steps” required a review of:

- Neighborhood context
- Neighborhood assets and amenities
- Civic engagements
- Related Public investments
- Assess feasible impacts

Target Area Recommendation: Hidden Hills Neighborhood Area, Stone Mountain, GA

DeKalb County Selected Target Areas:

Census Block Groups: 232.12 – BG1; 232.11 - BG1; 232.10 – BG1;

232.10 – BG3; 232.10 – BG2

How Fund Use Addresses Market Conditions:

In order to develop an effective strategy for NSP3, DeKalb County partnered with Emory University, Dr. Michael Rich, to prepare a local market analysis. We familiarized ourselves with the NSP3 mapping tool, utilized existing information, worked with other County departments and coordinated with local stockholders and partners. The chart below identifies the market data indicators and data sources used.

Indicators and Derviation: 1. REO properties - Estimate from statewide REO totals (or foreclosure starts) based on each block group’s

share of a state’s estimated number of seriously delinquent loans

2. Seriously delinquent loans - Estimate based on rate of seriously delinquent loans times the number of mortgages made between 2004 and 2007.

Block group estimates derived from census tract estimates.

3. USPS vacancies - Estimate based on census tract count of vacancies assigned to block groups based on block group's share of tract's

estimated housing units in 2007.

4. High cost mortgages Census tract level rate assigned to block group- No variation across block groups in the same census tract.

Constructed a Composite Need Index to Better Capture Variations in Foreclosure Data Across DeKalb County Neighborhoods:

Five dimensions of Data and need :

1. Characteristics of the Population
2. General Market Conditions
3. Foreclosure Risk
4. Foreclosures
5. Blight and Abandonment

- **Level, Concentration, and Trend**

Use of neighborhood-level data wherever possible

Ensuring Continued Affordability:

The County will adopt a dual focused approach to ensure continued affordability for NSP assisted housing:

- Affordability at the citizen level in the use of housing obtained with NSP Funds.
- Monitoring of HOME regulation requirements to maintain long term affordability.

Steps to ensure affordability are:

Affordability at the citizen level

Acquisition & Sale

- Purchase all property at the lowest possible price.
- Negotiate with FHA, VA, Fannie Mae, Freddie Mac, and other lenders willing to work with the County, to purchase property at the best possible price.
- In selecting property, give priority to property that requires less extensive rehabilitation, while remaining cognizant of the neighborhood stabilization goal.
- Ensure that the mortgage amount does not exceed 2.5 - 3 times the purchaser's annual gross income.
- Sell property for an amount less than the total NSP investment. We need to remain cognizant of the goals of affordability and stabilization. Prior to NSP implementation, the County will engage subject matter experts to assist in developing policies and guidelines in this process.

- To avoid decreasing neighborhood value and maintain affordable mortgage payments, provide second mortgages to cover the difference between the appraised value and the buyer's first mortgage. The purchaser must qualify for a mortgage amount equal to 80% of the appraised value. Prior to NSP implementation, the County will engage subject matter experts to assist in refining policies and guidelines in this process.

Buyer Selection

- Give priority to buyers qualifying under the County's Workforce Housing definition. This definition includes public and private sector employees whose incomes are between 61% and 120% of the County's median family income. (Note that the ordinance states 125% but NSP has a cap of 120% of median family income.)
- Require eight (8) hours of mandatory homeownership and financial management training. At least two (2) hours of the eight (8) hours will be one-on-one face to face counseling. The curriculum of the Housing Choice Voucher Program should be reviewed.
- Prequalify all individuals as required by NSP regulations.
- Examine consumers' debt to income ratio and ensure that buyers do not have excessive debt. Prior to NSP implementation, the County will engage subject matter experts to assist in refining policies and guidelines in this process.
- We will consult with HUD approved counseling agencies to finalize the requirements.
- The County will require all recipients of NSP3 funding to execute a mortgage, soft second mortgage, promissory note, and a declaration of restrictive covenants. These documents will be recorded in the Public Records and are enforceable mechanisms to insure continued affordability.

Resale & Recapture:

If circumstances require the sale of NSP assisted property, the County will ensure that buyers retain at least a portion of their investment (if net revenues exist) while maintaining affordability. To preserve affordability of NSP assisted property, the County may place restrictions on property acquired with NSP funds. **Recapture is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the NSP3 investment due, the County can only recapture the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than NSP3 funds) and any closing costs.**

During the NSP implementation phase, the County will establish policy and guidelines governing the deployment of these options. Affordability periods, as shown in 24 CFR 92.254 will apply to NSP assisted property.

The County may acquire NSP assisted property that is in jeopardy of foreclosure through right of first refusal or other preemptive right before foreclosure, acquire the housing at the foreclosure sale, undertake necessary rehabilitation, and provide assistance to another buyer, in accordance with the HOME guidelines shown in 24 CFR 92.254 (a)(ii)(9).

Rental:

The County will use the HOME Program Rents published annually by HUD as the affordable rents for DeKalb County. Additionally, households between 80% and 120% AMI will pay 30% of their adjusted income for rent and utilities. Their rent may not exceed the market rent for comparable, unassisted units in the neighborhood.

Affordability through Monitoring HOME Regulation Requirements:

The County will adopt the HOME regulations specified in the 24 CFR 92.252 and other HOME regulations as determined by the Community Development Director as the minimum program standards. The County has extensive HOME program monitoring experience. The monitoring methodology that we will implement for NSP funds used is documented in our 2008 – 2012 Consolidated Plan. NSP assisted units must satisfy the affordability requirements for not less than the applicable period specified in the chart below. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. Affordability period will be imposed by deed restrictions and covenants.

Affordability Period Table for Homeownership

Homeownership Assistance HOME Amount Per Unit

Minimum Period Of Affordability In Years

Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Affordability Period Table for Rental Housing

Rental Housing Activity

Minimum Period Of Affordability In Years

Rehabilitation or acquisition of existing housing per unit of Home funds under \$15,000 - 5 years

years

* \$15,000 - \$40,000 -10

rehabilitation involving refinancing - 15 years

* Over \$40,000 or

acquisition of newly constructed housing - 20 years

* New Construction or

Definition of Blighted Structure:

A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

The DeKalb County local code defines a blighted structure as:

1. An abandoned or vacant structure that constitutes a hazard to the health or safety of persons who may come on or near the property on which the structure is located and which is not fenced in or otherwise protected to reasonable prohibit public access thereto.
2. A structure that is severely damaged by fire, storm or other natural or manmade causes

which has remained in such damaged condition for a period of six (6) months or more and which constitutes a hazard to the health or safety of persons who may come on or near the property on which it is located.

3. A structure that is in a condition of being partially constructed and construction thereon has ceased for a period of twelve (12) months or more and which constitutes a hazard to the health or safety of persons who may come on or near the property on which it is located.
4. Any combination of the foregoing that would constitute a hazard to the safety and welfare of any person living on property located adjacent thereto.

Definition of Affordable Rents:

The County will use the HOME Program Rents published annually by HUD as the affordable rents for DeKalb County. (Source date 5/2010)

Metro Atlanta/DeKalb	Efficiency	1 BR	2BR	3BR
Low HOME rent	\$628	\$673	\$808	\$933
High HOME rent	\$757	\$820	\$912	\$1,109
Fair market rent	\$757	\$820	\$912	\$1,109
50% rent limit	\$628	\$673	\$808	\$933
65% rent limit	\$798	\$856	\$1,028	\$1,179

Housing Rehabilitation/New Construction Standards:

The DeKalb County local codes will determine the minimum housing rehabilitation standards for NSP assisted activities. However, The County may exceed those standards, depending upon the age and condition of the property.

A copy can be obtained from the County website:

www.dekalbcountyga.gov under the County Departments Tab – Community Development Department.

Please see “Standard Specifications For Residential Rehabilitation”.

Vicinity Hiring:

Vicinity hiring objectives will be placed in the contracts of all NSP3 service providers.

Procedures for Preferences for Affordable Rental Dev.:

DeKalb will appropriate at least 25% of the NSP funds (\$1,308,277) and any received Program Income to assist individuals and families whose incomes do not exceed 50 percent of area median income. The project initiatives and activities will be ancillary to our DeKalb County Homeless Continuum of Care (COC) Plans. Our Homeless Advisory Council and community leaders have previously documented the various gaps in our COC. Of special note is our focus on women with children, veterans, and at-risk homeless families in hotels.

We will use the referenced 25% of NSP funds (\$1,308,277) and any received Program Income principally to generate rental units; preferably, in multifamily properties. The number of Low-Income Set-Aside units in each property will be in proportion to the NSP funds invested in comparison to the total project cost.

Our tactical plans include working with major developers to identify a multi-family eligible project. Specifically, the developer will rehabilitate the multi-family projects using our 25% set-aside NSP3 funds coupled with private leveraged funds, and possibly a construction loans obtained by developers. The identified NSP3 rental units will be exclusively dedicated to individuals at or below 50% of AMI. The NSP3 activity used for the 25% Set-Aside requirement is Activity A (Financing Mechanisms).

This rehabilitation project will be accomplished in one of the targeted areas with a need HUD Foreclosure Need score in excess of 17. We will deploy the following activities to accomplish our goals for individuals in this target area:

- Purchase abandoned/ foreclosed residential multi-family properties
- Purchase and rehabilitation abandoned/ foreclosed residential multi-family properties

Grantee Contact Information:

DeKalb County Community Development, located at 150 E. Ponce de Leon Ave., Decatur, GA 30030, will serve as the lead organization for this activity. Administrators/ Contacts: **Chris H. Morris, Director (404) 286-3308 chmorris@dekalbcountyga.gov or**

Allen Mitchell, Assistant Director (404)286-3351 amitchell@dekalbcountyga.gov

The County will identify other partnering agencies and/or subrecipients through RFP, open application, and/or other processes as described in 24 CFR 85.36. All selected subrecipients and/or partnering agencies will have the capacity to manage and implement the extensive NSP regulations and requirements.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	5,233,105
Total Budget	0	5,233,105

Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	784,965.75	0
Limit on Admin/Planning	523,310.5	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
	523,310.5	523,310

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,308,276.25	1,308,277

Overall Progress Narrative:

GENERAL INFORMATION

The NSP 3 program was authorized by Section 1497 of the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. DeKalb County has been allocated \$5,233,105 in NSP 3 funds to target NSP activities within an area of greatest need in order to achieve greater impact. The County plans to utilize \$3,139,863 to purchase and rehabilitate abandoned or foreclosed single-family homes in the Hidden Hills community, the primary focus area designated in DeKalb County's NSP 3 program.

OVERALL PROGRESS

The NSP 3 grant was approved by HUD on March 9, 2011 and DeKalb County has begun the initial planning and outreach efforts needed to implement the program. The steps outlined below have been taken by the DeKalb County Community Development Department during the fourth quarter to get the program underway.

1. The NSP 3 Request for Proposal was issued September 15, 2011 with a deadline of October 24, 2011 for submission. The RFP Selection Committee is in the process of reviewing the submitted bids and plans to make recommendations to the Board of Commissioners by February 2012.

2. The Georgia African-American Chamber of Commerce (GAACC) continued to work with the DeKalb County Community Development Department, to identify Section 3 businesses for contract opportunities generated from NSP3. GBCC has worked closely with The Hidden Hills Civic Association, as well as Purchasing & Contracting to ensure that Hidden Hills businesses were aware of relevant meetings pertaining to the NSP3 RFP, Section 3 and vicinity contracting/hiring. The GAACC will continue to assess and provide technical assistance to these local businesses in an effort to ensure that the qualified businesses have a fair opportunity to participate in future DeKalb County contracting opportunities.
3. On November 2, 2011, DeKalb County launched One DeKalb Lives, an umbrella program that bundles our successful housing programs that aim to reduce the number of foreclosed and abandoned properties in our communities and increase the number of new homeowners in our community. This comprehensive initiative promotes NSP 1, NSP3, Good Neighbor Next Door, Get Home Now and the First-Time Homebuyer Down Payment Assistance programs.
4. The Greater Hidden Hills Overlay District (HHOD) was approved by the Board of Commissioners on November 15, 2011. The HHOD is a cooperative effort between the Atlanta Regional Commission, DeKalb County Department of Planning and Sustainability and Community Stakeholders. The stakeholders consist of community members from the Hidden Hills, Chapman, Main Street, and Scarborough Estates Subdivisions. Born from the community's effort to guide the redevelopment of the abandoned Hidden Hills Golf Course, driving range, clubhouse, tennis courts and the neighboring Chapman Park, the overlay district will encourage appropriate site design, signage, landscaping and architectural standards to attract new business and redevelopment. We will collaborate with the HHOD on NSP3 initiatives to leverage other resources to help revitalize the community.
5. We have continued our outreach efforts to promote interest in the NSP 3 program by participating in events, such as the first ever DeKalb International Food & Music Festival held on Saturday, November 12 at the GM Plant in Doraville. The Festival included six hours of cultural, educational and entertaining activities. Several exhibitors showcased their goods and services designed to help families, including many DeKalb County Departments. We featured homes available through our NSP 1 partners, and informed participants of potential homeownership opportunities in NSP 3. Our partners included representatives from the "Get Home Now" mortgage program, and lenders, who provided guidance to current and future homeowners.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds	Funds Drawdown
11-A, Funding Mechanisms	0	1,308,277		0
11-B, Acquisition and Rehabilitation	0	3,139,863		0
11-D, Demolition	0	261,655		0
11-F, Administration	0	523,310		0
9999, Restricted Balance	0	0		0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
11-A	Funding Mechanisms	11-NSP3-A	Financing Mechanisms
11-B	Acquisition and Rehabilitation	11-NSP3-B	Acquisition and Rehabilitation

11-D	Demolition	11-NSP3-D	Demolition
11-F	Administration	11-NSP3-F	Administration

Activities

Grantee Activity Number:

11-NSP3-A

Activity Title:

Financing Mechanisms

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

11-A

Project Title:

Funding Mechanisms

Projected Start Date:

06/01/2011

Projected End Date:

06/01/2014

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

DeKalb County Government

Benefit Type:

Direct Benefit (Households)

Overall

**Oct 1 thru Dec
31, 2011**

To Date

Total Projected Budget from All Sources:

N/A \$1,308,277.00

Total Budget:

\$0.00 \$1,308,277.00

Total Obligated:

\$0.00 \$0.00

Total Funds Drawdown

\$0.00 \$0.00

Program Funds Drawdown:

\$0.00 \$0.00

Program Income Drawdown:

\$0.00 \$0.00

Program Income Received:

\$0.00 \$0.00

Total Funds Expended:

\$0.00 \$0.00

DeKalb County Government

\$0.00 \$0.00

Match Contributed:

\$0.00 \$0.00

Accomplishments Performance Measures

This Report Period

**Cumulative Actual Total /
Expected**

Total

Total

# ELI Households (0-30% AMI)	0	0/0
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	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/32
# of Multifamily Units	0	0/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/32	0/0	0/32	0
# Renter Households	0	0	0	0/32	0/0	0/32	0

Activity Description:

Through this activity, funds may be distributed in any of the "Areas of Greatest Need" in DeKalb County, as described in Section 2 of our NSP3 Application to HUD (Areas of Greatest Need). By providing mechanisms to finance a multi-family foreclosed or abandoned unit, the County can facilitate neighborhood stabilization while providing a means for income eligible persons to obtain affordable rental housing.

The Consolidated Plan documents that more than 15,000 DeKalb renters who are at or below 50% Area Median Income (AMI) demonstrate "housing needs" (renters are cost burdened or housing is substandard). Our Continuum of Care Plan also documents that low income families cannot afford area average rents and many end up homeless or living in unacceptable housing conditions. The County plans to use at least 25% of the NSP3 allocation, plus at least 25% of program income, to address the long term housing needs of households at or below 50% of AMI.

To foster affordable housing in DeKalb for households at or below 50% of AMI, the County will work with strategic partners to provide financing mechanisms for the purchase of a multi-family property in one of the priority areas of greatest need. The financing options include the following:

- a) Developer Loans
- b) Rehabilitation Loans

The loan terms will be precisely determined during the Loan Commitment Process, however the plan is to ensure repayment in 15 years at an interest rate that is low single digit. Variations in our terms will be dependent upon other factors in the project. (i.e. Developer leveraged funds, Developer equity, other commercial loans)

To facilitate neighborhood stabilization, while fostering continued affordability, the County will focus on adherence to affordability guidelines and adherence to HOME regulations.

The developer(s) selected must adhere to County Ordinances regarding hiring local persons residing in the area of the NSP3 project.

Location Description:

All NSP3 activities will take place in the "Areas of Greatest Need" in DeKalb County. The intended benefit of this activity is to stabilize a community in DeKalb County through the rehabilitation of a multi-family property.

Activity Progress Narrative:

We are aggressively looking for several multifamily projects to facilitate neighborhood stabilization while providing a means for income eligible persons to obtain affordable rental units. There is no result to report in this quarter.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

11-NSP3-B

Activity Title:

Acquisition and Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

11-B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

06/01/2011

Projected End Date:

06/01/2014

National Objective:

Completed Activity Actual End Date:

NSP Only - LMMI

Responsible Organization:
DeKalb County Government

Benefit Type:
Direct Benefit (Households)

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$3,139,863.00
Total Budget:	\$0.00	\$3,139,863.00
Total Obligated:	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$0.00	\$0.00
DeKalb County Government	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected	
	Total	Total	
# of Housing Units	0	0/26	
# of Singlefamily Units	0	0/26	

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	0/26	0/26	0
# Owner Households	0	0	0	0/0	0/26	0/26	0

Activity Description:

Through this activity, funds will be distributed in "Targeted Areas of Greatest Need" delineated in Section 2 of this plan. Specifically, the Census Block Groups identified in the Hidden Hills Subdivision, Stone Mountain, Georgia.

By purchasing, rehabilitating, and disposing of foreclosed or abandoned units to households at or below 120% of Area Median Income (AMI), the County can facilitate neighborhood stabilization, while providing a means for households to acquire affordable housing. Through the use of NSP funds, the County will strategically incorporate modern, green building and energy-

efficiency improvements in all NSP activities.

The County has had great success in stabilizing neighborhoods through NSP1, HOME, and CDBG initiatives. The need for home ownership is in great demand in our County of over 750,000 citizens.

Considering the price point of the planned NSP3 property acquisitions, we will have almost no difficulty locating income eligible individuals to acquire the REO's we plan to purchase in our designated Target Areas.

In order to make safe, decent, and affordable housing available, DeKalb County plans to collaborate with strategic partners (as identified through RFP, open application, or other processes as described in 24 CFR 85.36).

Location Description:

All NSP activities will occur in the "Areas of Greatest Need" as described in Section 2 of this Substantial Amendment. This Census Block Groups selected for the Target Area are as follows:

232.12 – BG1; 232.11 - BG1; 232.10 – BG1; 232.10 – BG3; 232.10 – BG2

Activity Progress Narrative:

The NSP 3 Request for Proposal was issued September 15, 2011 with a deadline of October 24, 2011 for submission. The RFP Selection Committee is in the process of reviewing the submitted bids and plans to make recommendations to the Board of Commissioners by February 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
11-NSP3-D

Activity Title:
Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
11-D

Project Title:
Demolition

Projected Start Date:
06/01/2011

Projected End Date:
06/01/2014

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
DeKalb County Government

Benefit Type:
Area Benefit (Census)

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$261,655.00
Total Budget:	\$0.00	\$261,655.00
Total Obligated:	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$0.00	\$0.00
DeKalb County Government	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15
# of Singlefamily Units	0	0/15

Activity Description:

Priority emphasis is placed on the "Areas of Greatest Need" as described in Section 2 of this Substantial Amendment. DeKalb County will contract with a partnering agency to clear, demolish, and remove buildings and improvements. Consideration will be given to buildings that pose safety concerns and violate environmental standards in the neighborhoods.

Demolition will only be executed in areas where the HUD Need Score is greater than 17, and is in concert with other stabilization initiatives; NSP1, HOME, and CDBG. DeKalb County will

consider combining this activity with other NSP activities to achieve the goal of creating safer neighborhoods and enhancing the overall appearance; thereby, increasing property value. Funds used under this activity will assist the County in creating safer neighborhoods for households below 50% AMI, as well as neighborhoods with households at or below 120% AMI.

Location Description:

Specifics Census Block Groups that are greater than a HUD Need Score of 17.

Activity Progress Narrative:

There is no result to report in this quarter.

Activity Location:

Address	City	State	Zip	Status / Accept
			-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

11-NSP3-F

Activity Title:

Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

11-F

Project Title:

Administration

Projected Start Date:

06/01/2011

Projected End Date:

06/01/2014

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

DeKalb County Government

Benefit Type:

N/A

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources:	N/A	\$523,310.00
Total Budget:	\$0.00	\$523,310.00
Total Obligated:	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$0.00	\$0.00
DeKalb County Government	\$0.00	\$0.00
Match Contributed:	\$0.00	\$0.00

Activity Description:

The DeKalb County Community Development Department will be responsible for the administration of the NSP3 program. The staff is extremely competent and is staffed with the correct set of skills. Currently, it manages NSP1 successfully with a grant award amount of \$18.5 million. Its other entitlement grants (CDBG, HOME, and ESG) total approximately \$9.0 million annually. A DeKalb County procurement process will be used to solicit developers and subrecipients to enable the management of the NSP3 program. Thorough departmental policies and procedures are documented and are accessible.

The expenditures for administration will not exceed 10% of the Grant award and program incomes.

Location Description:

The administration of the program will be conducted in the City of Decatur, Georgia where there is adequate space and other accessible resources.

Activity Progress Narrative:

DeKalb County Community Development has been very aggressive in promoting Section 3 compliance and taken a leadership role by contracting with The Georgia Black Chamber of Commerce (GBCC) to identify Section 3 businesses for contract opportunities pertaining to NSP3. Additionally, our community outreach has been instrumental in the creation of an infrastructure/system necessary to implement the program. The general feedback from the citizens has been supportive and positive.

Activity Location:

Address	City	State	Zip	Status / Accept
			-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found