

Grantee: Cobb County, GA

Grant: B-11-UN-13-0002

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-UN-13-0002

Obligation Date:**Award Date:****Grantee Name:**

Cobb County, GA

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,415,784.00

Grant Status:

Active

QPR Contact:

Cindy Faler

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$2,415,784.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity Number 1

Activity Name

Cobb County NSP Rehabilitation Program for Single Family Homes

CDBG Activity or Activities

General program administration 24 CFR 570.206

Activity Description

Cobb County will utilize 10% of the NSP3 grant for general administration and planning activities to administer the program.

Dollar Amount

NSP3

\$ 241,579

Total Budget for Activity

\$ 241,579

How Fund Use Addresses Market Conditions:

Cobb County will utilize a tiered approach, as described below for identifying the "Areas of Greatest Need" throughout the county.

A) Neighborhoods that score 17 or higher on the HUD Foreclosure Need website will be identified by the County as areas of greatest need. Cobb County has compiled the high risk score Census tracts and block groups for the County to assist in targeting Cobb County's NSP grant funds.

B) The NSP3 mapping tool allows the County to calculate the number of housing units and compare the Neighborhood NSP3 Score with the State Minimum threshold NSP3 score. The neighborhoods identified must have an individual score of that the lesser of 17 or the twentieth percentile most needy score.

By using these two methods Cobb County will form the basis of its foreclosure acquisition, rehabilitation, and sales efforts. Based upon HUD's risk score data and Cobb's local data, the area of greatest need in Cobb County is Powder Springs, Austell and a portion of unincorporated Marietta referred to as "Horseshoe Bend Area." Based on HUD data, each of these areas has over 10 percent of housing units that are 90 or more days delinquent or in foreclosure and have an average Neighborhood NSP3 score of 18.2. Cobb County identified these areas from our past success with NSP1. Sixty percent of our NSP1 properties (pending sales and sold) were in these areas. In addition, these areas were chosen based on the proximity to Community Transit routes, interstate access, and employment opportunities.

Ensuring Continued Affordability:

Cobb County has determined that the designated time period for Long-Term Affordability is 15-years for Single-Family residential units. There is no interest and no monthly payment required on this note. If a NSP recipient lives in the property for 15 years, no repayment is necessary. If a NSP recipient sells the house prior to living in it for 15 years, 100% of NSP financial assistance will be repaid to Cobb County. There is no penalty for selling a house prior to living in it for 15 years other than the required repayment.



Definition of Blighted Structure:

The State of Georgia defines "Blighted Structure" in House Bill 1313, Section 3, Title 22 of the Official Code of Georgia Annotated as: "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 of 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:

Cobb County will utilize the generally accepted definition of affordability, which states that a household to pay no more than 30 percent of its annual income on housing. Cobb County does not intend to utilize NSP3 funds for affordable rental housing.

Housing Rehabilitation/New Construction Standards:

Cobb County has CDBG Housing Rehabilitation Program with detailed standards and specifications. Cobb County intends to adopt its current CDBG Housing Rehabilitation standards for the Cobb County NSP Program. These standards are in accordance with the International Residential Code (2006) as adopted by the State of Georgia.

Vicinity Hiring:

Walton NSP, LLC, working as the asset management company on behalf of Cobb County NSP3, will make all possible efforts to adhere to the guidelines and requirements regarding the use of local, qualified contractors and vendors who are from the vicinity areas of the NSP3 funded projects. In cooperation with the intent of this requirement, Walton NSP will post advertisements in the local newspaper that serves these target areas (Powder Springs 1, Powder Springs 2, Austell and small portion of unincorporated Marietta) and make all efforts possible to encourage local vendors and contractors from these areas to bid on work. In the event multiple bids are received from qualified vendors, all things being equal, preferential treatment will be given to the vendor whose business resides in these target areas.

Procedures for Preferences for Affordable Rental Dev.:

NA

Grantee Contact Information:

Kimberly Y. Roberts
Deputy Director
Cobb County CDBG Program
121 Haynes Street
Marietta, GA 30060
Office:(770) 528-1457 Fax:(770) 528-1466
Email: robertsk@cobbcountycdbg.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,415,784.00
Total Budget	\$0.00	\$2,415,784.00
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
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$362,367.60	\$0.00
Limit on Admin/Planning	\$241,578.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$241,578.40	\$241,579.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$603,946.00	\$605,000.00

Overall Progress Narrative:

The NSP3 Funds were received in Q2-11. WFN was awarded a contract to manage the funds for the County.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
281-NS11-0001-0305, Cobb NSP3 Acquisition	\$0.00	\$1,479,205.00	\$0.00
281-NS11-0013-0305, Cobb NSP3 Financing Mechanisms	\$0.00	\$195,000.00	\$0.00
281-NS11-014A-0305, Cobb NSP3 Rehabilitation	\$0.00	\$500,000.00	\$0.00
281-NS11-021A-0220, Cobb County NSP3 General and Contract	\$0.00	\$241,579.00	\$0.00



Activities

Grantee Activity Number: 281-NS11-0001-0305
Activity Title: Cobb NSP3 Acquisition- LMMI

Activity Category:

Acquisition - general

Project Number:

281-NS11-0001-0305

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cobb NSP3 Acquisition

Projected End Date:

05/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Cobb County Georgia

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,199,205.00
Total Budget	\$0.00	\$1,199,205.00
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
Cobb County Georgia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP3 Grant funds in HUD designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

Activity Progress Narrative:

In Q4-11, no NSP3 funds were used to acquire properties for Cobb County.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 281-NS11-0001-0305-6574

Activity Title: Cobb NSP3 Acquisition- LH

Activity Category:

Acquisition - general

Project Number:

281-NS11-0001-0305

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Cobb NSP3 Acquisition

Projected End Date:

05/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Cobb County Georgia

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$280,000.00
Total Budget	\$0.00	\$280,000.00
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
Cobb County Georgia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

Activity Progress Narrative:

In Q4-11, no NSP3 funds were used to acquire properties for Cobb County under the 25% set aside.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 281-NS11-0013-0305
Activity Title: Cobb NSP3 Homeownership Assistance- LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

281-NS11-0013-0305

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cobb NSP3 Financing Mechanisms

Projected End Date:

05/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Cobb County Georgia

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$70,000.00
Total Budget	\$0.00	\$70,000.00
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
Cobb County Georgia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

Activity Progress Narrative:

In Q4-11, no NSP3 funds were used for DPA.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 281-NS11-0013-0305-6574

Activity Title: Cobb NSP3 Homeownership Assistance- LH

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

281-NS11-0013-0305

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Cobb NSP3 Financing Mechanisms

Projected End Date:

05/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Cobb County Georgia

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$125,000.00
Total Budget	\$0.00	\$125,000.00
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
Cobb County Georgia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

Activity Progress Narrative:

In Q4-11, no NSP3 funds were used for DPA for Cobb County 25% set aside.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 281-NS11-014A-0305

Activity Title: Cobb NSP3 Rehabilitation- LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

281-NS11-014A-0305

Projected Start Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cobb NSP3 Rehabilitation

Projected End Date:

05/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Cobb County Georgia

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
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
Cobb County Georgia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

Activity Progress Narrative:

In Q4-11, no NSP3 funds were used to rehab properties for Cobb County.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 281-NS11-014A-0305-6574

Activity Title: Cobb NSP3 Rehabilitation- LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

281-NS11-014A-0305

Project Title:

Cobb NSP3 Rehabilitation

Projected Start Date:

05/01/2011

Projected End Date:

05/01/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Cobb County Georgia

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
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
Cobb County Georgia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Cobb County's NSP3 will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Austell, (3) Marietta

Activity Progress Narrative:

In Q4-11, no NSP3 funds were used for rehab of NSP properties for Cobb County.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 281-NS11-021A-0220
Activity Title: Cobb NSP3 General and Contract Administration

Activity Category:

Administration

Project Number:

281-NS11-021A-0220

Projected Start Date:

05/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Cobb County NSP3 General and Contract Administration

Projected End Date:

05/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Cobb County Georgia

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$241,579.00
Total Budget	\$0.00	\$241,579.00
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
Cobb County Georgia	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

In Q4-11, no NSP3 funds were used for admin for Cobb County

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

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

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

