

Jan 1, 2013 thru Mar 31, 2013 Performance Report

Grant Number:

B-08-DI-13-0001

Grantee Name:

State of Georgia

LOCCS Authorized Amount:

\$5,210,779.00

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$5,210,779.00

Grant Status:

Active

QPR Contact:

100323

Obligation Date:**Award Date:****Contract End Date:****Reviewed By HUD:**

Reviewed and Approved

Disasters:**Declaration Number****Disaster Damage:**

The purpose of the Disaster Recovery funds is to provide for disaster relief of unmet needs resulting from severe weather in the state that occurred during 2008, for which the President declared a major disaster under Title IV of the Stafford Disaster Relief Act. The 2008 federally designated areas eligible for assistance include the counties (and cities within eligible counties) designated pursuant to FEMA designation 1750 (3/20/08) for severe storms and tornadoes which include Bartow, Burke, DeKalb, Floyd, Fulton, Jefferson, and Polk Counties and FEMA designation 1761 (5/23/08) for severe storms and flooding which include Bibb, Carroll, Crawford, Douglas, Emanuel, Glynn, Jefferson, Jenkins, Johnson, Laurens, McIntosh, Treutlen, Twiggs, and Wilkinson Counties.

Recovery Needs:

Note: The State of Georgia Action Plan For CDBG Supplemental Disaster Recovery Funds has been submitted to HUD and is also available on the Georgia Department of Community Affairs website at <http://www.dca.ga.gov/communities/CDBG/programs/cdbg2008disaster.asp>.

Georgia's unmet needs from the 2008 presidentially declared disasters include long-term recovery needs in the areas of multi-family and single-family housing development as well as infrastructure development. Critical areas also include removal of slum and blight that is the needed precursor to redevelopment and sustained economic recovery. In some cases in Georgia, 2008 disasters were compounded by flooding in 2009, making disaster preparation/prevention in these areas even more important. DREF funding will allow Georgia to move forward with both aspects disaster recovery--long-term recovery via reinvestment and planning toward better preparation/prevention when future events occur. Below outlines the specific disaster damage estimates and the need gap remaining to be addressed.

In 2008 Georgia had two large natural disasters. The first, DR 1750 in March, involved a system of severe storms and tornadoes that caused damage across three counties. Estimated insured losses from the Georgia Commissioner of Insurance reached \$250 million. The Georgia Emergency Management Agency states that there were \$35.8 million in Public Assistance Awards and \$5.7 million in Individual Assistance Awards. With \$250 million in damage and \$41.5 million in awards, unmet needs are \$208.5 million.

In May of 2008 the second set of storms and tornadoes hit Georgia, DR 1761. The Georgia Insurance Commissioner's Office first estimated damage at \$50 million, but soon revised that upward to \$100 million in insured losses. The Georgia Emergency Management Agency reports \$25.8 million in Public Assistance Awards and \$4.4 million in Individual Assistance Awards. With \$100 million in damages and \$30.2 in assistance, unmet needs are \$69.8 million.

Between the two disasters there was an estimated \$350 million in damage and \$71.7 million in assistance leaving a total of \$278.3 million in unmet need.

Overall	This Report Period		To Date
Total Projected Budget from All Sources	N/A		4,896,378
Total Budget	20,000		4,896,378
Total Obligated	\$257,882.00		\$4,685,644.00
Total Funds Drawdown	\$365,752.88		\$3,429,354.21
Program Funds Drawdown	\$365,752.88		\$3,429,354.21
Program Income Drawdown	\$0.00		\$0.00
Program Income Received	\$0.00		\$0.00
Total Funds Expended	\$249,139.96		\$3,210,943.09
Match Contributed	\$0.00		\$70,648.65

Progress Toward Required Numeric Targets			
Requirement	Required	To Date	
Overall Benefit Percentage (Projected):		24.91%	
Overall Benefit Percentage (Actual):		10.75%	
Minimum Non-Federal Match	0	70,648.65	
Limit on Public Services	781,616.85	0	
Limit on Admin/Planning	521,077.9	291,591.38	
Limit on State Admin	0	102,024.14	

Progress Toward Activity Type Targets			
Activity Type	Target	Actual	
	583,607.248	908,778	

Progress Toward National Objective Targets			
National Objective	Target	Actual	
Low/Mod	2,605,389.5	1,003,918	

Overall Progress Narrative:

Subgrantee: Cartersville

Subaward Amount: \$745,897

Subaward Date: 11/18/2009

Narrative Update:

The City of Cartersville's North Towne/MLK Area Affordable Housing project is currently underway. Six Habitat for Humanity homes have been constructed.

Cartersville has acquired a property for development and subdivided the property into two lots (22 and 24 MLK). Construction is currently in progress for two Habitat for Humanity homes.

Drawdown Timeline:

Estimated final drawdown will be in the 4thquarter, 2013.

Grant balance remaining: \$9,032.98

Subgrantee: Atlanta

Subaward Amount: \$750,000

Subaward Date: 12/18/2009

Narrative Update:

Loan closed on May 17, 2011 to Quest 35, Inc. in the amount of \$727,500 as construction/permanent loan. Loan funds were drawn down as project (rehab of 12-unit apartment complex for low income people) proceeds and costs are verified. To date, the Project is complete and the Certificate of Occupancy was issued on February 27, 2012. Twelve units have been leased.

Drawdown Timeline:

Final draws and cost documentation are being/have been reviewed or submitted.

Estimated final drawdown will be 4thquarter, 2013.

Grant balance remaining: \$117,507.19

Subgrantee: Macon/Bibb County

Subaward Amount: \$1,500,000

Subaward Date: 7/23/2010

Narrative Update:

In March 2011, the project suffered a devastating fire that destroyed the Atlantic Cotton Mill property that was going to be rehabilitated. After the investigation and luation by the developer, it was determined that the Atlantic Cotton Mill project could not continue. The City of Macon and Bibb County issued a Request for Letters of Interest to evaluate other potential projects for the use of the CDBG funds.

By the end of the September 30, 2011 quarter, Macon and Bibb County had submitted a substitute project for DCA review. On December 16, 2011, DCA approved the substitute project and placed a deadline of February 15, 2012 for closing the DCA-funded loan. On February 10, 2012, the City/Bibb County requested an extension on the loan closing; DCA approved the extension and the loan closed in June 2012.

Construction was started in mid-July 2012. The project will create 69 residential lofts and meet the slum and blight national objective by redeveloping the historic Dannenberg Building in downtown Macon. The Dannenberg Building is currently 60% complete. Three model units have been completed and the developer has signed an agreement with a leasing agency.

Project's progress steadily monitored. Currently, Lead-based paint identification and removal processes enacted.

Drawdown Timeline:

Estimated final drawdown will be 4thquarter, 2013.

Grant balance remaining: \$2,500

Subgrantee: Brunswick

Subaward Amount: \$750,000

Subaward Date: 8/13/2010

Narrative Update:

Project 1 (demolition of slum and blighted property for long-term use as a multi-family development), demolition is complete and \$220,000 was disbursed for this activity.

Project Two of the grant (single family property development), will not be completed. After receiving a final draw request, DCA is de-obligating the City's remaining grant balance and reallocating to remaining grantees as warranted.

Drawdown Timeline:

Estimated final drawdown will be 4thquarter, 2013.

Grant balance remaining: \$530,000

Subgrantee: Darien

Subaward Amount: \$733,466.42

Subaward Date: 5/23/2011

NarrativeUdte:

The City of Darien executed the grant award package and returned it to DCA on June 21, 2011. The city has cleared the "special conditions" placed on the grant.

In the target area, City will: (1) upgrade water and sewer infrastructure, (2) address street and drainage issues, (3) acquire property for redevelopment, and (4) construct four homes.

The property acquisition phase has been completed and engineering work is underway. A contract has been executed for the home construction and is scheduled to begin 3rdquarter, 2013

Drawdown Timeline:

Estimated final drawdown will be 4thquarter, 2013

Grant balance remaining: \$607,284.42

Subgrantee: DREF Funding

Subaward Amount: \$640,000

Subaward Date: 2/17/2011

CDBG-9999 DISASTER RESILIENT BUILDING CODES (DRBC) SUMMARY AND TIMELINE (\$160,000)

During the months of January, February, and March 2013, DCA organized and held five workshops on the DRBC Appendices in Atlanta (DeKalb County), North Fulton, Macon-Bibb County, Carrollton (Carroll County), and Brunswick (Glynn County) with over 71 attendees. Building officials in attendance included City of Gainesville, Catoosa County, Fayette County, City of East Point, Cobb County, City of Dunwoody, Gwinnett County, Glynn County, City of Jesup, City of Hinesville, Wayne County, Carroll County, City of Carrollton, City of Marietta, City of Douglasville, City of Statesboro, City of Alpharetta, Pulaski County, Putnam County, Pierce County, Macon-Bibb County, Newton County, Harris County, Lee County, City of Camilla, City of Griffin, Jones County, Banks County, City of Decatur, and City of Roswell as well as some of our interested parties from FEMA, GEMA, and the private sector.

CDBG-9999 FORWARD THINKING LAND USE PLAN SUMMARY AND TIMELINE (\$480,000)

I. During the period January through March 2013, the Consultant, AMEC Environmental and Infrastructure, and DCA staff, completed the following activities for Phase 1: Comparative Local Plan Analysis.

A. Activities for Phase 1/Tasks 1 & 2: Comparative Local and Regional Plan Analysis

1. DCA additional reviews of draft community report (Burke County)
2. Consultant updated community report (Burke County) based on DCA comments.
3. Consultant finalized community report template
4. DCA staff and consultant (including Dee Leclair/codes) met to discuss the community report template (Burke County), building code update, and entire project/timeline for completing grant work.
5. Consultant prepared summary tables for other community reports

B. Activities for Phase 1/Tasks 3: Model Code: Alternatives to Conventional Zoning

1. Research and draft outline.

C. Activities for Phase 2/Task 1: Best Practices Guidebook

1. Research and preparation of working draft documents

D. Activities for Phase 2/Task 2a: Community Planning Institute - create new module/curriculum

1. N/A

E. Activities for Phase 2/Task 2b: Community Planning Institute – conduct trainings for the targeted communities using new module

1. DCA and consultant strategized when, where and number of trainings to hold.

F. MISC: DCA staff and consultant applied and were accepted to present a session on the DREF grant work at the Georgia Planning Association's Spring Conference May 1 in Atlanta. The presentation will include: GIS work, building code work, introductions; the consultants; and GEMA.

III. In addition, progress has been made regarding Hazus-MH Training and Implementation in Georgia as part of the Forward Thinking Land Use Activity.

During the period January through March 2013, DCA staff:

- Met to present preliminary results of the Camden County pilot project.
- Attended the annual FEMA Region 4 Partners in Mitigation Conference where DCA Staff discussed/promoted the project in various sessions.
- Obtained from FEMA the confidential list of over 1,600 repetitive flood loss properties in Georgia.
 - §Geocoded the properties to map them and generalized them by mapping the point locations to their respective census blocks.
 - §The Repetitive loss census block map will be used to communicate risk to community comprehensive planners and the general public.
 - §Repetitive loss census block map used to target our outreach and education to the top 10 flood loss prone communities.
 - §Collaborated with GEMA on this initiative.
- Met Crawford County officials to introduce the pilot project.
- Started building regional Hazus studies that will be used by GEMA for planning purposes.

Project#, Project Title	Project Summary		To Date
	This Report Period	Project Funds Budgeted	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01 - Acq/Disp, Acquisition / Disposition	0	298,994	192,189.68
02-Clearance, Clearance / Site Development	0	311,100	252,098.5
03-Rehab, Rehabilitation	165,628.12	1,077,033	642,692.81
04-Const, New Construction	83,511.84	2,405,238	2,050,781.84
09-Admin, Administration	1,471.59	251,914	102,024.14
9999-Planning, 9999-Planning	115,141.33	640,000	189,567.24

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
01 - Acq/Disp	Acquisition / Disposition	5186-001-Cartersville	5186-001-Cartersville
01 - Acq/Disp	Acquisition / Disposition	5189-001-Atlanta	5189-001-Atlanta
01 - Acq/Disp	Acquisition / Disposition	5214-001-Brunswick	5214-001-Brunswick

01 - Acq/Disp	Acquisition / Disposition	5213-001-Darien	5213-001-Darien
02-Clearance	Clearance / Site Development	5186-003-Cartersville	5186-003-Cartersville
02-Clearance	Clearance / Site Development	5186-004-Cartersville	5186-004-Cartersville
02-Clearance	Clearance / Site Development	5214-004-Brunswick	5214-004-Brunswick
03-Rehab	Rehabilitation	5189-14A-Atlanta	5189-14A-Atlanta
03-Rehab	Rehabilitation	5214-14A-Brunswick	5214-14A-Brunswick
03-Rehab	Rehabilitation	5213-03K-Darien	5213-03K-Darien
03-Rehab	Rehabilitation	5213-03J-Darien	5213-03J-Darien
03-Rehab	Rehabilitation	5213-012-01-Darien	5213-012-01-Darien-Rental
04-Const	New Construction	5186-012-Cartersville	5186-012-Cartersville
04-Const	New Construction	5212-18A-Macon/Bibb	5212-18A-Macon/Bibb
04-Const	New Construction	5214-012-Brunswick	5214-012-Brunswick
04-Const	New Construction	5213-012-Darien	5213-012-Darien
04-Const	New Construction	5186-012-01-Cartersville	5186-012-01-Cartersville
09-Admin	Administration	5189-21A-Atlanta	5189-21A-Atlanta
09-Admin	Administration	9999-21A-GEORGIA	9999-21A-GEORGIA
09-Admin	Administration	5212-21A-Macon/Bibb	5212-21A-Macon/Bibb
09-Admin	Administration	5214-21A-Brunswick	5214-21A-Brunswick
09-Admin	Administration	5213-21A-Darien	5213-21A-Darien
09-Admin	Administration	5186-21A-Cartersville	5186-21A-Cartersville
9999-Planning	9999-Planning	9999-Forward-Thinking-Land-Use	9999-Forward-Thinking-Land-Use
9999-Planning	9999-Planning	9999-Disaster-Resilient-Building-Codes	9999-Disaster-Resilient-Building-Codes

Activities

Grantee Activity Number:
5186-012-Cartersville

Activity Category:
Construction of new housing

Project Number:
04-Const

Activity Title:
5186-012-Cartersville

Activity Status:
Under Way

Projected Start Date:
11/18/2009

Project Title:
New Construction

National Objective:
Urgent Need

Projected End Date:
11/17/2011

Responsible Organization:
Cartersville, City of

Completed Activity Actual End Date:

Benefit Type:
Direct (HouseHold)

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$582,027.00
Total Budget:	\$20,000.00	\$582,027.00
Total Obligated:	\$0.00	\$562,027.00
Total Funds Drawdown	\$83,511.84	\$500,321.84
Program Funds Drawdown:	\$83,511.84	\$500,321.84
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$83,511.84	\$515,761.19
Cartersville, City of	\$83,511.84	\$515,761.19
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	5/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/0	0/0	5/6	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	0	0	0	0	4	0
Black/African American	0	0	0	0	0	0	0	0	0	0	1	0
Households Female	0		0		0		0		0		1	

Activity Description:

Location Description:

Activity Progress Narrative:

Funds were used to reimburse construction expenses incurred for 22 MLK and 24 MLK.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

5189-14A-Atlanta

Activity Category:

Affordable Rental Housing

Project Number:

03-Rehab

Projected Start Date:

12/18/2009

Activity Title:

5189-14A-Atlanta

Activity Status:

Under Way

Project Title:

Rehabilitation

Projected End Date:

12/17/2011

Completed Activity Actual End Date:

National Objective:

Urgent Need

Responsible Organization:

Atlanta, City of

Benefit Type:

Direct (HouseHold)

	Overall	Jan 1 thru Mar 31, 2013		To Date
Total Projected Budget from All Sources:			N/A	\$727,500.00
Total Budget:			\$0.00	\$727,500.00
Total Obligated:			\$194,600.00	\$727,500.00
Total Funds Drawdown			\$165,628.12	\$629,092.81
Program Funds Drawdown:			\$165,628.12	\$629,092.81
Program Income Drawdown:			\$0.00	\$0.00
Program Income Received:			\$0.00	\$0.00
Total Funds Expended:			\$165,628.12	\$629,092.81
Atlanta, City of		\$165,628.12	\$629,092.81	
Match Contributed:			\$0.00	\$67,836.15

Activity Description:

Location Description:

Activity Progress Narrative:

Funds were drawn to reimburse rehabilitation expenses for the multi family project at 868 Rock St.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

5189-21A-Atlanta

Activity Category:

Administration

Project Number:

09-Admin

Projected Start Date:

12/18/2009

National Objective:

Urgent Need

Responsible Organization:

Atlanta, City of

Benefit Type:

Activity Title:

5189-21A-Atlanta

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/17/2011

Completed Activity Actual End Date:

	Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources:		N/A	\$22,500.00
Total Budget:		\$0.00	\$22,500.00
Total Obligated:		\$0.00	\$22,500.00
Total Funds Drawdown		\$0.00	\$3,400.00
Program Funds Drawdown:		\$0.00	\$3,400.00
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$0.00	\$3,400.00
Match Contributed:		\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

9999-21A-GEORGIA

Activity Category:

Administration

Project Number:

09-Admin

Projected Start Date:

06/01/2009

National Objective:

N/A

Activity Title:

9999-21A-GEORGIA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/01/2011

Responsible Organization:
State of Georgia

Completed Activity Actual End Date:

Benefit Type:

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$91,282.00
Total Budget:	\$0.00	\$91,282.00
Total Obligated:	\$63,282.00	\$91,282.00
Total Funds Drawdown	\$1,471.59	\$26,748.14
Program Funds Drawdown:	\$1,471.59	\$26,748.14
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

Activity Description:

Location Description:

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:
9999-Forward-Thinking-Land-Use

Activity Category:
Planning

Project Number:
9999-Planning

Projected Start Date:
10/01/2010

National Objective:
Urgent Need

Responsible Organization:
Georgia Department of Community Affairs

Benefit Type:

Activity Title:
9999-Forward-Thinking-Land-Use

Activity Status:
Planned

Project Title:
9999-Planning

Projected End Date:
09/30/2013

Completed Activity Actual End Date:

	Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources:		N/A	\$480,000.00
Total Budget:		\$0.00	\$480,000.00
Total Obligated:		\$0.00	\$480,000.00
Total Funds Drawdown		\$115,141.33	\$155,516.33
Program Funds Drawdown:		\$115,141.33	\$155,516.33
Program Income Drawdown:		\$0.00	\$0.00
Program Income Received:		\$0.00	\$0.00
Total Funds Expended:		\$0.00	\$40,375.00
Match Contributed:		\$0.00	\$0.00

Activity Description:

Phase I: DCA will work with those targeted counties and cities to:

· **Ensure that a Pre- and Post-Disaster Mitigation Plan is included as a component of the local governments' comprehensive plan.** Staff will assist in the development of this plan and will work to ensure that the plan in no way conflicts with the local governments' established comprehensive

planning goals. DCA, which administers the comprehensive planning process in Georgia, will provide guidance to each local government on the process of making any necessary amendments to their comprehensive plan.

- **Ensure a Pre- and Post-Disaster Mitigation Plan is a component of the state planning regions' required Regional Plans for those state planning regions containing the affected counties.** The state has a regional planning process in place that requires all 12 regions to prepare a regional plan for their member counties. DCA will provide guidance to each regional planning commission, containing the targeted counties and cites, with development of this plan and with necessary amendments to their plan.

- **Conduct Code Clinic.** This existing program includes a team of DCA planners that analyze and evaluate a local governments' existing development codes (zoning, subdivision regulations, land development regulations) and determines if their existing codes are helping them to meet their vision and goals as stated in their comprehensive plan. The team will ensure that development codes are adopted that will guide subsequent land use-decisions in the affected communities that will help reduce future development in disaster-risk areas.

- **Provide GIS Assistance.** DCA GIS staff will work with each affected local government to ensure GIS maps and GIS data is current, including, but not limited to, floodplain mapping and Georgia's Environmental Planning Criteria. DCA staff will also assist these communities with amending these new maps to their comprehensive plans.

Phase 2: Once this targeted assistance is completed, DCA will utilize its knowledge gained from working with these specific communities to assist other communities in Georgia by:

- **Developing a Best Practices Guidebook based on experience in Phase I that can be applied statewide.** This guidebook would provide local governments in Georgia with all the necessary information for being prepared in the event of a natural disaster.

- **Incorporate new track in disaster mitigation planning into Community Planning Institute (CPI).** CPI is DCA's comprehensive land use planning training program for local government officials and planning staff offered two times a year. This program is designed to train Georgia's communities about the importance and mechanics of local and regional planning and the economic, social, and environmental benefits of balanced growth. Using example communities identified in the Best Practices Guidebook (described above), a new educational track on disaster mitigation planning will be developed and added as a component of CPI training.

Location Description:

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	

No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None