

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Evelyn Nu'Man
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2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

The City reviewed data provided from various sources to determine the target areas for NSP3.

NSP3 Planning Data

Through HUD, the City has been provided with planning data for numerous target areas. The Planning Data includes NSP Risk Score, area benefit eligibility, foreclosure estimates and the estimated number of housing units required to make an impact within the defined target area. This data will set the stage for the selection of target areas based on meeting the minimum NSP Risk Score requirement and by providing performance measurements for the target areas. The area benefit eligibility is important to understand the demographics of the target area and the type of housing product to produce.

Foreclosure Filings

The City of Atlanta has collected data from Equity Depot, a foreclosure listing service on the number of foreclosure filings per zip code within the City limits in calendar years 2006 - 2010. During this period, 63,494 filings occurred within the twenty-seven (27) zip codes within the City of Atlanta. While foreclosure filings do not always result in foreclosures, it is a definite indicator of foreclosures and a source to identify possible short sales within our target area.

USPS Vacancy Data

HUD has provided access to vacancy data supplied by the United States Postal Service of properties that have been identified vacant (i.e., not receiving mail in 90 days or longer) and properties that have been active for some time. According to the USPS, as of March 2010, 14% of the City's residential properties were identified as being vacant 90 days or more and/or with no postal activity for some time. Vacancy data provides a financial and physical indicator to abandonment and blight and can affect our ability to stabilize a community.

Code Enforcement Data

The City's Office of Code Compliance Enforcement is responsible for ensuring safe and sanitary

conditions in housing and commercial properties through effective code enforcement. Open and vacant homes that have not been complied with is another indicator of blight and abandonment our target area and can provide a source for strategic acquisitions of abandoned homes within a target area.

Real Estate Market Conditions Data

The City of Atlanta has worked closely with the Atlanta Realtors Group to gather market data about the availability of homes, sales trends in 2010, absorption rates, and marketability. The availability of homes within a particular market as well as the sales prices of homes sold and list price of homes currently on the market is a great indicator of the marketability of our target area.

Local and Federal Housing Investment Data

In order to stabilize a community you must concentrate your efforts as much as possible. The Housing Opportunity Bond Program, Atlanta Tax Allocation Districts, tax exempt bonds, CDBG, HOME, NSP1, and Hope VI provides the City with a wonderful opportunity to demonstrate true impact and stabilization within target communities. Through a recent Housing Survey, the City has been able to gather information from the Atlanta Development Authority, Atlanta Housing Authority and the Office of Housing on the location and type of projects funded 2008-2010 and the proposed projects for 2011. This data will help shape where previous federal and local investment has been made within the City for affordable housing and where our investments need to be protected from the downturn of the real estate market.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

A number of Atlanta neighborhoods have been adversely impacted by the current foreclosure crisis. This impact extends well beyond the lives of families directly affected by foreclosures. The foreclosure epidemic has resulted in a glut of vacant bank-owned homes in many once-stable neighborhoods. Concentrations of empty foreclosed homes have lead to a downward cycle of blight, vandalism, abandonment, increased crime, declining property values, shrinking tax bases and community asset deterioration. Many fear that this mortgage crisis threatens to undo much of the tremendous progress made by community-based organizations in the last few decades to revitalize Atlanta's low- and moderate-income neighborhoods. HUD's Neighborhood Stabilization Program ("NSP"), offers financial resources to assist in the redevelopment of these abandoned and foreclosed homes. Under NSP1, Atlanta received an award of \$12,316,082 in HUD NSP funds and \$3,988,317 in the Georgia Department of Community Affairs (DCA) NSP funds and was successful in impacting 376 foreclosed, vacant and/or blighted housing units in numerous neighborhoods with the NSP1 target areas.

While NSP3 funding can be used for a variety of activities the City took into consideration market conditions, housing goals, available funding and capacity when designing the NSP3 program and determining the NSP3 target areas. The City's funding priorities are 1) rehabilitation of existing small multifamily projects in declining markets; 2) acquisition/rehabilitation of foreclosed and vacant properties for Homeownership in stable markets; and 3) land banking of undeveloped residential subdivisions for future use in stable and declining markets. Within NSP3, the City received an allocation of \$4,906,758 to support redevelopment efforts in five (5) target areas. The selected NSP3 Target Areas consists of 10 census tracts as identified by neighborhood, block group, zip code, NSP3 Risk Score and Impact Score.

NSP3 Target Areas						
Target Area	Neighborhood(s)	Census Tract	Block Group	Zip Code	NSP3 Risk Score	Impact Score
A	Bakers Ferry/Boulder Park/Wisteria Gardens	78.05	1025, 1026	30331	19.97	9
		78.06	1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2026, 2027			
B	Grove Park	83.01	1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1015, 1016, 1017, 1018, 2000	30314	20	10
		83.02	1004			
		84	1003, 5000, 5001, 5002, 5003			
C	Peoplestown/Summerhill	55.01	1018, 1019, 1020, 1021, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 4002, 4003, 4004, 4005, 4006, 4007, 4008, 4009, 4010, 4011, 4013	30315	20	16
		56	1003, 1004, 1005, 1006, 1007, 1008, 1013, 1014			
D	Old Fourth Ward	17	4008, 4009, 4010, 4011, 4028, 4029, 5000, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5008, 5009	30308	17	10
		18	1000, 1003, 1004, 1005, 1006, 1007, 4000, 4001, 4010,			
E	Edgewood/Kirkwood	205	2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011	30307	18	13
		206	1000, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012			

Target Area A

Target Area A is located in Census Tract 78.05 and 78.06 and consists of portions of the Baker Hills, Bakers Ferry, Wilson Mills Meadows, Wisteria Gardens and Fairburn Road/Wisteria Lane neighborhoods. The area is bound by Dollar Mill Road to the West, Adamsville Drive to the North, Fairburn Road to the East and Boulder Park Drive to the South. This area includes, but is not limited to the following community features within 1-mile: Wilson Mill Park, Collier Heights Shopping Plaza, Cascade Crossing Shopping Center, Fulton County Health Center, and access to I-20 and I-285.

Target Area B

Target Area B is located in Census Tract 83.01, 83.02 and 84 and includes a portion of the Grove Park neighborhood. The area is bound by New Jersey Avenue to the West, North Avenue to the North, Woodlawn Avenue to the East and Joseph E. Boone to the South. This area includes, but is not limited to the following community features within 1-mile: West Lake MARTA Station, Anderson Park, Maddox Park and access to I-20.

Target Area C

Target Area C is located in Census Tracts 55.01 and 56 and includes a portion of the Peoplestown and Summerhill neighborhoods. The area is bound by Washington Street to the West, Little Street to the North, Grant Terrace and Martin Street to the East, and Weyman Avenue to the South. This area includes, but is not limited to the following community features within 1-mile: Daniel Stanton Park, Phoenix II Park, Cheney Stadium, Turner Field, Zoo Atlanta, Georgia State Capitol and access to I-20 and I-75/85.

Target Area D

Target Area D is located in Census Tracts 17 and 18 and includes a portion of the Bedford Pine and Old Fourth Ward neighborhoods. The area is bound by Central Park Place to the West, North Avenue to the North, Glen Iris Drive to the East and Ralph David Abernathy to the South. This area includes, but is not limited to the following community features within 1-mile: Central Park, Piedmont Park, Freedom Park Trail, Midtown Place Shopping Center, Ford Factory Lofts Shopping Center, Atlanta Medical Center, City Hall East, and access to I-75/85.

Target Area E

Target Area E is located in Census Tracts 205 and 206 and includes a portion of the Edgewood and Kirkwood neighborhoods. The area is bound by Moreland Avenue to the West, La France Street to the North, Rogers Street to the East and Hosea L Williams Drive to the South. This area includes, but is not limited to the following community features within 1-mile: Coan Park, DeKalb Memorial County Park, Candler Park, Freedom Park, Edgewood Retail Center, Atlantic Shopping Center, Little Five Points, Inman Park/Reynoldstown MARTA Station, Edgewood-Candler Park MARTA Station and access to I-20.

Funding Priorities for Homeownership Activities in Target Areas

There are some neighborhoods within the City that, while experiencing relatively high rates of foreclosure, can still be described as generally stable, experiencing only the initial signs of neighborhood decline and with a generally high percentage of owner-occupied houses. The typical pattern in these communities is that a single bank-owned vacant house on a block has lingered on the market due to the generally soft market and/or minor vandalism and disrepair that detract from its marketability. These vacant, often boarded up houses contribute to a decrease in the immediate neighborhood's desirability and often help spur additional neighborhood decline resulting in falling home prices and increasing foreclosures. Increased foreclosures may cause the surrounding blocks to experience contagious decline, potentially spreading to the surrounding neighborhoods. Within the Homeownership Activity,

the City will primarily focus NSP3 funds Target Areas C, D and E but will allow Homeownership Activity in Target Areas A and B if the opportunities arise. The ability to target funds in otherwise stable neighborhoods will allow the City to short circuit the negative impact on property values and ensure that these neighborhoods remain stable.

Funding Priorities for Rental Activities in Target Areas

Declining neighborhoods can be characterized as areas where the percentage of owner-occupied houses is lower than that found in stable neighborhoods. These neighborhoods are characterized by higher rates of investor ownership and may include small multi-family rental complexes in the neighborhood fabric. In such communities, vandalism is more prevalent and obvious, and household incomes are generally lower. Additional City resources may be available and leveraged in these neighborhoods, to assist in redeveloping and stabilizing the immediate neighborhood and surrounding communities.

Within the Rental Activity, the City will primarily focus NSP3 funds in Target Areas B and C, but will allow Rental Activity in Target Areas A, D and E if the opportunity arises. With appropriately targeted acquisition and rehab funds, we believe that properties in these neighborhoods can also be successively revitalized and added back to the affordable housing stock of the City.

Foreclosure Filings & Pre-Foreclosures

The City of Atlanta has collected data from Equity Depot, a foreclosure listing service, on the number of foreclosure filings per zip code within the City limits in calendar year 2006 - 2010. During this period, 20,627 filings occurred within the five (5) zip codes within the target areas.

Atlanta Zip Codes	2006	2007	2008	2009	2010	Total
30307	92	104	135	179	237	747
30308	87	124	209	466	496	1,382
30314	987	1013	1058	949	626	4,633
30315	1101	1201	1521	1382	1074	6,279
30331	862	1117	1490	1919	2198	7,586
Total	3,129	3,559	4,413	4,895	4,631	20,627

Source: Equity Depot

There has been a 48% increase in the number of foreclosure filings between 2006 and 2010. While the target areas exhibited a 5% decline between 2009 and 2010, the number of foreclosure filings is still significantly higher than in 2006 and 2007. Three of the five zip codes experienced increase year-over-year in the number of foreclosure filings. More specifically, Real Valuator has identified that during the past 12 months, 293 properties received foreclosure notices within one-half mile of the NSP3 target areas.

Target Area	# Properties Receiving Foreclosure Notices
A	46
B	53
C	121
D	37
E	36
Total	293

Source: RealValuator Home Stat Report

Current Property Listings

The City of Atlanta has collected data from RealValuator and the Office of Code Compliance to identify the current availability of properties eligible for NSP3 funding. The chart below identifies the # of current listings, the # of foreclosed properties currently available and the # of properties currently qualified as abandoned within the targeted neighborhoods.

Target Areas	# SF Current Listings	# SF Foreclosures	# Residential Properties with Code Violations 90 days+
A	47	20	54
B	115	37	147
C	186	55	52
D	36	11	15
E	94	23	32
Total	478	146	300

Source: RealValuator, Office of Code Compliance

Market Analysis

The downturn of the real estate market has affected numerous Atlanta neighborhoods. The City has found that market values are drastically declining and that the costs to acquire, rehabilitate up to code, incorporate green and energy efficiencies, abate lead based paint, and preserve the historic characteristics of the homes far exceed the current appraised value of most properties. In order to have an impact on the occupancy rate of a community, sell the homes at the fair market value while being able to generate NSP program income, we need to focus homeownership opportunities within areas that have stable market values. The Georgia Multiple Listing Service (GAMLS) has provided the City with single family sales activity for the past 12 months in each target area. Based on the data provided for the City will primarily focus the homeownership activity in Target Area C, D and E. Additionally, the City has come across a foreclosed subdivision in the Target Area A and is seeking to acquire this site for future development once the real estate market can support the construction of new housing units.

Target Areas	# Properties Sold	Average Sales Price	Minimum Sales Price	Maximum Sales Price
A	33	\$39,050	\$120,000	\$10,500
B	41	\$20,298	\$72,500	\$5,000
C	45	\$96,500	\$300,000	\$13,500
D	8	\$138,225	\$248,800	\$79,900
E	42	\$114,452	\$275,000	\$17,900

Source: GAMLS

Vacant and Abandoned Housing

The City of Atlanta has reviewed data provided by HUD from the U.S. Postal Service on the number of units that have been vacant 90 days or more. Target Area A along with Target Area D has extremely low vacancy rates, providing them with great marketability for current homeownership opportunities.

Target Areas	Vacancy Rate
A	0%
B	15%
C	10%
D	5%
E	11%

Previous Federal Investments

The City of Atlanta, Urban Residential Finance Authority and Atlanta Housing Authority through its use of HOME, NSP, Homeless Housing Opportunity Bond, and project based section 8 funds has made significant financial investments in the NSP3 target areas over the past three (3) years. By funneling the NSP3 funds to these target areas, we believe we will be able to protect our financial investment while continuing to stabilize these communities.

Target	Project Types	Recent Federal Investments
A	Scattered Owner Occupied Rehab, NSP Homeownership, and HOME Down Payment Assistance	\$363,000
B	Homeless Opportunity Bond Rental with Project Based Section 8, NSP Demolition, and NSP Rental	\$2,950,800
C	HOME Rental, scattered NSP Homeownership, NSP Demolition, and Section 8 Moderate Rehab Rental	\$3,025,000
D	HOME Rentals and HOME Down Payment Assistance	\$432,500
E	NSP Multifamily with Project Based Section 8 and Scattered NSP Homeownership Units	\$1,336,000

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	<p>The State of Georgia defines blight as a developed property that is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property and represents at least two of the following conditions:</p> <ul style="list-style-type: none">• Uninhabitable, unsafe, or abandoned structures;• Inadequate provisions for ventilation, light, air, or sanitation;• 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

	<p>remedy the harm;</p> <ul style="list-style-type: none"> • 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; • Repeated illegal activity on the individual property of which the property owner knew or should have known; or • The maintenance of the property is below state, county, or municipal codes for at least one year after notice of the code violation.
Affordable Rents	<p>Households at 0-50%: Affordable rents for households with incomes less than 50% of the Area Median Income are defined as the HOME Low Rents, established for the Atlanta area, published annually by HUD. The HOME Low Rent must be reduced by the annual utility allowance, published by the Atlanta Housing Authority or Georgia Department of Community Affairs. Utility allowances do not include telephone or cable.</p> <p>Households at 51-80%: Affordable rents for households with incomes greater than 50% but not exceeding 80% of the Area Median Income are defined as the Fair Market Rents (FMR), established for the Atlanta area, published annually by HUD. The FMR's must be reduced by the annual utility allowance, published by the Atlanta Housing Authority or Georgia Department of Community Affairs. Utility allowances do not include telephone or cable.</p> <p>Households at 81-120%: Affordable rents for households with incomes that are greater than 80% but not exceeding 120% of the Area Median income must be the lesser of the annual Fair Market Rents (FMR) established for the Atlanta area, published annually by HUD or 30 percent of the adjusted gross income of the family.</p>

Descriptions

Term	Definition								
Long-Term Affordability	<p>The use of the NSP funds will aid to stabilize deteriorating neighborhoods within the City of Atlanta and provide a mechanism to enhance the availability of affordable housing for our residents. With the NSP funding, the City will seek to ensure the availability of affordable housing for both homeownership and rental housing options.</p> <p>Homeownership. For single family housing redeveloped for homeownership opportunities, the City of Atlanta will maintain the same affordability period as implemented in NSP1. Affordability period will be based on the NSP Direct Subsidy provided to the homebuyer and will be secured by a security deed and homebuyer written agreement. Homeowners who do not maintain ownership during the affordability period will be subject to the recapture of all or a portion of the NSP investment.</p> <table border="1"> <thead> <tr> <th>NSP Direct Subsidy</th> <th>Affordability Period</th> </tr> </thead> <tbody> <tr> <td><\$15,000</td> <td>5 years</td> </tr> <tr> <td>\$15,000-\$40,000</td> <td>10 years</td> </tr> <tr> <td>\$40,000></td> <td>15 years</td> </tr> </tbody> </table>	NSP Direct Subsidy	Affordability Period	<\$15,000	5 years	\$15,000-\$40,000	10 years	\$40,000>	15 years
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<\$15,000	5 years								
\$15,000-\$40,000	10 years								
\$40,000>	15 years								

	<p>Rental. For single family and multifamily housing redeveloped for rental the City of Atlanta will maintain the same affordability period as implemented in NSP1. The affordability period will be based on the total NSP investment provided to each unit. Resale restrictions will be placed on the property in the form of a covenant to run with the land. Rents will be set in accordance with the definition of affordable rents described above. The City or its designated agency will monitor the rental developments that are assisted with NSP funds during the affordability period every 3 years to ensure that the units are affordable and that the property continues to meet the minimum housing quality standards or any additional housing inspection standards the City of Atlanta deems necessary.</p> <table border="1" data-bbox="532 640 1448 829"> <thead> <tr> <th>Property Type</th> <th>NSP Subsidy per Unit</th> <th>Affordability Period</th> </tr> </thead> <tbody> <tr> <td>Single Family (1-4 units)</td> <td><\$15,000</td> <td>5 years</td> </tr> <tr> <td>Single Family (1-4 units)</td> <td>\$15,000-\$40,000</td> <td>10 years</td> </tr> <tr> <td>Single Family (1-4 units)</td> <td>\$40,000></td> <td>15 years</td> </tr> <tr> <td>Multifamily (5+ units)</td> <td>Any Amount</td> <td>20 years</td> </tr> </tbody> </table>	Property Type	NSP Subsidy per Unit	Affordability Period	Single Family (1-4 units)	<\$15,000	5 years	Single Family (1-4 units)	\$15,000-\$40,000	10 years	Single Family (1-4 units)	\$40,000>	15 years	Multifamily (5+ units)	Any Amount	20 years
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Single Family (1-4 units)	\$40,000>	15 years														
Multifamily (5+ units)	Any Amount	20 years														
Housing Rehabilitation Standards	<p>The City of Atlanta will utilize the Office of Housing’s “Lead Based Reduction & Rehabilitation Standards” to ensure that each property is up to the Atlanta Housing Code. These rehab standards have been modified for the purposes of the NSP program to incorporate some energy efficiency features and marketability upgrades. Either City of Atlanta staff, or third-party contractors, will inspect each property and develop a detailed scope of work for each unit. During the rehabilitation, either City of Atlanta staff and/or third-party contractors will inspect each property to ensure the rehabilitation work being undertaken meets City building code standards and is in line with the scope of work.</p>															

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside percentage (must be no less than 25 percent): 25.07%

Total funds set aside for low-income individuals = \$1,230,000.00

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

As reflected in the NSP budget, City of Atlanta will allocate \$1,230,000 representing 25.07% of the NSP grant received to purchase and rehabilitate foreclosed, abandoned and vacant single family and multi-family residential properties in the targeted areas to produce multifamily rental housing and some single family homeownership options for households whose incomes do not exceed 50% of Area Median Income (AMI). The City's first priority will be the redevelopment of existing NSP1 assets to ensure the NSP3 expenditure deadline is achieved.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	NA
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	NA
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	NA

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

The NSP3 Substantial Amendment was made available for review and public comment on the City's website from January 28, 2011-February 14, 2011. During this period, citizens had the opportunity to submit their questions and/or comments in writing to the Office of Housing. In addition, citizens had an opportunity to voice their comments during the CD/HR Committee Meeting, held on February 1, 2011, in which the City Council Members provided recommendation for the submission of the NSP3 substantial amendment. The City also held a NSP3 Public Information session on February 5, 2011 to gain additional City Comments. Below is a summary of comments provided by the public:

Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
Activity Name	Rental
Uses	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	<ul style="list-style-type: none"> • 24 CFR 570.201 <ul style="list-style-type: none"> (a) Acquisition (b) Disposition, (i) Relocation , and (n) Direct homeownership assistance (as modified below); • 570.202 eligible rehabilitation and preservation activities for homes and other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity).
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	<p>The intent of the Rental Activity is to support the redevelopment of existing foreclosed, abandoned and/or vacant single family and multifamily (5+ units) residential properties that will assist in stabilizing the target neighborhood. All multifamily units will be marketed for lease to households with incomes less than 120% of the Atlanta Area Median Income.</p> <p>The Rental Activity will allow:</p> <ul style="list-style-type: none"> • Acquisition of foreclosed, abandoned and existing single family and multifamily residential properties; • Performance of a physical needs assessment and financial feasibility analysis to determine the redevelopment strategy; • Rehabilitation of foreclosed, abandoned and existing multifamily and single family residential properties up to code and integrate green and energy efficiencies into the rehabilitation; • Maintenance and security of property from point of acquisition

	<p>through rehabilitation and occupancy; and</p> <ul style="list-style-type: none"> • Re-population of existing single family and multifamily complexes with eligible households whose incomes are at or below 120% of AMI. <p>The City's Office of Housing and the Fulton County/City of Atlanta Land Bank Authority (LBA) will operate and manage the Rental Activity. LBA, as Community Coordinator will be responsible for working directly with the REOs and sellers to negotiate and secure ownership of selected properties, secure and maintain acquired properties, and manage the disposition of the properties to a qualified developer through an RFP (Request for Proposal). The selected developer(s) will be responsible for owning, rehabilitating, maintain and managing the property.</p> <p>Multifamily rental housing properties must be affordable for a minimum of 20 years, while single family rental housing properties must be affordable 5-15 years based on the NSP investment. Resale restrictions will be placed on the property in the form of a covenant to run with the land. Rents will be set in accordance with the definition of affordable rents described above. NSP3 funds provided will be in the form of a 0-3% interest rate loan based on project feasibility and viability. The Office of Housing will maintain the right to forgive all or a portion of the NSP3 funds upon the completion of the affordability period and verification of property compliance with the NSP regulations. The Office of Housing will provide direct oversight and monitor the LBA to ensure that all acquisition and disposition related NSP requirements are met. The Office of Housing and/or their 3rd party consultant will provide direct oversight to the NSP Developer(s) to ensure that all NSP rehabilitation requirements are met. The Office of Housing will also monitor the rental project during the affordability period every 3 years to ensure that the units are affordable and that the property continues to meet the minimum housing quality standards or any additional housing inspection standards, the City of Atlanta deems necessary.</p> <p>To ensure that the NSP3 Vicinity Hiring requirement is met, the Office of Housing will work with the City's Office of Contract Compliance and Atlanta Workforce Development Agency to ensure that businesses and residents located within the NSP3 target areas register to receive notification of employment opportunities created through NSP3. Additionally the Office of Housing will ensure the NSP Developer and LBA provide a preference to those who reside or are located within the NSP3 target areas when employment opportunities arise.</p> <p>To meet the condensed three-year timeline to expend 100% NSP3 funds, LBA, will primarily focus on the redevelopment efforts of existing NSP1 multifamily properties located in Target Areas B and C, however the Office of Housing and LBA will also examine the acquisition and redevelopment of additional multifamily properties that are located within all NSP3 target areas.</p>	
Location Description	All NSP3 target areas will be eligible for funding under this activity.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,220,000.00
	NSP1	\$ 340,045.00

Total Budget for Activity		\$1,560,045.00
Performance Measures	<ul style="list-style-type: none"> • Rehabilitate 36 multifamily units • Lease 36 multifamily units 	
Projected Start Date	March 1, 2011	
Projected End Date	March 1, 2014	
Responsible Organization	Name	City of Atlanta, Office of Housing
	Location	68 Mitchell Street, Suite 1200 Atlanta, GA 30303
	Administrator Contact Info	Evelyn Nu'Man, Director of Housing (404) 330-6390 Enuman@atlantaga.gov

Activity Number 2	
Activity Name	Rental Set-aside
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	<ul style="list-style-type: none"> • 24 CFR 570.201 <ul style="list-style-type: none"> (a) Acquisition; (b) Disposition; (i) Relocation; and (n) Direct homeownership assistance (as modified below); • 570.202 eligible rehabilitation and preservation activities for homes and other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity).
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	<p>The intent of the Rental Set-aside Activity is similar to that of the Rental Activity in that it will support the redevelopment of existing foreclosed, abandoned and/or vacant multifamily (5+ units) residential properties that will assist in stabilizing the target neighborhood. However, funding from this allocation of NSP3 funds will be used for the portion of multifamily and single family units, set-aside for rent to households with incomes less than 50% of the Atlanta Area Median Income.</p> <p>The Rental Activity will allow:</p> <ul style="list-style-type: none"> • Acquisition of foreclosed, abandoned and existing multifamily and single family residential properties; • Performance of a physical needs assessment and financial feasibility analysis to determine the redevelopment strategy; • Rehabilitation of foreclosed, abandoned and existing multifamily and single family residential properties up to code and integrate green and energy efficiencies into the rehabilitation;

	<ul style="list-style-type: none"> • Maintenance and security of property from point of acquisition through rehabilitation and occupancy; and • Re-population of existing multifamily and single family homes to eligible households whose incomes are at or below 50% of AMI <p>The City's Office of Housing and the Fulton County/City of Atlanta Land Bank Authority (LBA) will operate and manage the Rental Set-aside Activity. LBA, as Community Coordinator will be responsible for working directly with the REOs and sellers to negotiate and secure ownership of selected properties, secure and maintain acquired properties, and manage the disposition of the properties to a qualified developer through an RFP (Request for Proposal). The selected developer(s) will be responsible for owning, rehabilitating, maintain and managing the property.</p> <p>Rental housing properties must be affordable for a minimum of 20 years, while single family properties must be affordable 5-15 years depending on NSP investment. Resale restrictions will be placed on the property in the form of a covenant to run with the land. Rents will be set in accordance with the definition of affordable rents described above. NSP3 funds provided will be in the form of a 0-3% interest rate loan based on project feasibility and viability. The Office of Housing will maintain the right to forgive all or a portion of the NSP3 funds upon the completion of the affordability period and verification of property compliance with the NSP regulations. The Office of Housing will provide direct oversight and monitor the LBA to ensure that all acquisition and disposition related NSP requirements are met. The Office of Housing will provide direct oversight to the NSP Developer(s) to ensure that all NSP rehabilitation requirements are met. The Office of Housing will also monitor the rental project during the affordability period every 3 years to ensure that the units are affordable and that the property continues to meet the minimum housing quality standards or any additional housing inspection standards, the City of Atlanta deems necessary.</p> <p>To ensure that the NSP3 Vicinity Hiring requirement is met, the Office of Housing will work with the City's Office of Contract Compliance and Atlanta Workforce Development Agency to ensure that businesses and residents located within the NSP3 target areas register to receive notification of employment opportunities created through NSP3. Additionally the Office of Housing will ensure the NSP Developer and LBA provide a preference to those who reside or are located within the NSP3 target areas when employment opportunities arise.</p> <p>To meet the condensed three-year timeline to expend 100% NSP3 funds, LBA, will primarily focus the Rental Set-aside Activity of existing NSP1 multifamily properties located in Target Areas B and C, however the Office of Housing and LBA will also examine the acquisition and redevelopment of additional multifamily properties that are located within all NSP3 target areas.</p>	
Location Description	All NSP3 target areas will be eligible for funding under this activity.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,030,000.00
	NSP1	\$ 247,707.00

	(Other funding source)	\$
Total Budget for Activity		\$1,277,707.00
Performance Measures	<ul style="list-style-type: none"> • Rehabilitate 30 multifamily units • Lease 30 multifamily units 	
Projected Start Date	March 1, 2011	
Projected End Date	March 1, 2014	
Responsible Organization	Name	City of Atlanta, Office of Housing
	Location	68 Mitchell Street, Suite 1200, Atlanta, GA 30303
	Administrator Contact Info	Evelyn Nu'Man, Director of Housing (404)330-6390 Enuman@Atlantaga.gov

Activity Number 3											
Activity Name	Homeownership										
Use	Select all that apply: <table border="1"> <tr> <td><input type="checkbox"/></td> <td>Eligible Use A: Financing Mechanisms</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Eligible Use B: Acquisition and Rehabilitation</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use C: Land Banking</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use D: Demolition</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Eligible Use E: Redevelopment</td> </tr> </table>	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms	<input checked="" type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation	<input type="checkbox"/>	Eligible Use C: Land Banking	<input type="checkbox"/>	Eligible Use D: Demolition	<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment
<input type="checkbox"/>	Eligible Use A: Financing Mechanisms										
<input checked="" type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation										
<input type="checkbox"/>	Eligible Use C: Land Banking										
<input type="checkbox"/>	Eligible Use D: Demolition										
<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment										
CDBG Activity or Activities	<ul style="list-style-type: none"> • 24 CFR 570.201 <ul style="list-style-type: none"> (a) Acquisition; (b) Disposition; (i) Relocation; and (n) Direct homeownership assistance (as modified below); • 570.202 eligible rehabilitation and preservation activities for homes and other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity). 										
National Objective	Low Moderate Middle Income Housing (LMMH)										
Activity Description	<p>The intent of the Homeownership Activity is to support the redevelopment, resale and occupancy of existing foreclosed, abandoned and/or vacant single family residential properties in strengthening communities to prevent further decline. All single family units will be marketed for lease purchase or sale to households with incomes less than 120% of the Atlanta Area Median Income.</p> <p>The Homeownership Activity will allow:</p> <ul style="list-style-type: none"> ▪ Acquisition of foreclosed, abandoned or vacant single family properties; ▪ Performance of a physical needs assessment and financial feasibility analysis to determine the redevelopment strategy; ▪ Rehabilitation of foreclosed, abandoned and existing multifamily residential properties up to code and integrate green and energy efficiencies into the rehabilitation; ▪ Maintenance and security of property from point of acquisition through rehabilitation and occupancy; ▪ Repopulate the homes with eligible households whose incomes are at or below 120% of AMI; 										

- Provide NSP second mortgage financing to homebuyers;
- Offer a Lease Purchase Program alternative for those that are not mortgage ready; and
- Recycle NSP program income to redevelop and repopulate additional foreclosed, abandoned and vacant homes in targeted neighborhoods.

The City's Office of Housing and the Fulton County/City of Atlanta Land Bank Authority (LBA) will operate and manage the Homeownership Activity. LBA, as Community Coordinator will be responsible for working directly with the REOs and sellers to negotiate and secure ownership of selected properties, secure and maintain acquired properties, and manage the disposition of the properties to a qualified developer through an RFP (Request for Proposal). The selected developer(s) will be responsible rehabilitating, maintaining and selling of the homes to income-qualified buyers whose incomes do not exceed 120% of the Atlanta Area Median Income. The Office of Housing will provide direct oversight and monitor the LBA to ensure that all acquisition and disposition related NSP requirements are met. The Office of Housing will provide direct oversight to the NSP Developer(s) to ensure that all NSP rehabilitation requirements and sale requirements are met.

To ensure that the NSP3 Vicinity Hiring requirement is met, the Office of Housing will work with the City's Office of Contract Compliance and Atlanta Workforce Development Agency to ensure that businesses and residents located within the NSP3 target areas register to receive notification of employment opportunities created through NSP3. Additionally the Office of Housing will ensure the NSP Developer and LBA provide a preference to those who reside or are located within the NSP3 target areas when employment opportunities arise.

The City will require the NSP developers to contribute some form investment (i.e., private debt, cash equity, grant funding) into the developments. The City will work with the NSP developers to identify alternative sources of development financing (i.e., AHP Funds, Housing Opportunity Funds, and HOME funds). NSP3 funds will be provided to the LBA and Developer in the form of a 0% interest loan to be repaid out of proceeds of sale to an income-qualified homebuyer. All homebuyers will receive a NSP Direct Homebuyer Subsidy Loan that can be used to cover principle reduction, down payment assistance, closing costs or interest rate buy down. The value of the NSP Direct Homebuyer Subsidy Loan will determine the affordability period of the NSP3 unit. The NSP Direct Homebuyer Subsidy Loan will range from \$3,000 to 20% of the sales price, and will be based on the income level of the homebuyer, final sales price and the homebuyer's financing gap. All homebuyer will be required to execute a Homebuyer Written Agreement and Security Deed to secure the NSP investment and affordability period is met. Homebuyers must also complete 8 hours of HUD approved Housing Counseling, in which at least 2 hours were provided in a one-on-one session. All homebuyer participating in a Post-purchase counseling session with a HUD approved Housing Counselor within the first 12 months of occupancy will also receive an accelerated pay-off of the NSP Loan.

	The sales prices of NSP3 homes will be the lesser of the total development costs and the market value. NSP3 sales prices may not exceed the 2007 FHA 203(b) limit of \$252,890. Based on current market data, the City anticipates that the affordable sales price will range between \$85,000 and \$175,000. The City will work closely with the LBA and NSP developers to ensure the total development costs associated with each home are reasonable for their respective areas. It will be important that pricing is appropriately set and modified for fluctuations in the market; however, it is the intent of the Office of Housing to obtain the highest price feasible and allowable under the NSP3 guidelines in order to recycle the NSP3 program income.	
Location Description	All NSP3 target areas will be eligible for funding under this activity.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,859,000.00
	(Other funding source)	\$
Total Budget for Activity	\$1,859,000.00	
Performance Measures	<ul style="list-style-type: none"> • Acquire/Rehab 22 single family homes • Sell 22 single family homes • Provide 22 NSP Direct Subsidy Loans to homebuyers 	
Projected Start Date	March 1, 2011	
Projected End Date	March 1, 2014	
Responsible Organization	Name	City of Atlanta, Office of Housing
	Location	68 Mitchell Street, Suite 1200 Atlanta, GA 30303
	Administrator Contact Info	Evelyn Nu'Man, Director of Housing (404) 330-6390, Enuman@atlantaga.gov

Activity Number 4	
Activity Name	Homeownership Set-Aside
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	<ul style="list-style-type: none"> • 24 CFR 570.201 (a) Acquisition (b) Disposition, (i) Relocation , and (n) Direct homeownership assistance (as modified below); • 570.202 eligible rehabilitation and preservation activities for homes and other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity).
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	The intent of the Homeownership Set-aside Activity is to support the redevelopment, resale and occupancy of existing foreclosed, abandoned

and/or vacant single family residential properties to prevent further decline. All single family units will be marketed for lease purchase or sale to households with incomes less than 50% of the Atlanta Area Median Income.

The Homeownership Set-aside Activity will allow:

- Acquisition of foreclosed, abandoned or vacant single family properties;
- Performance of a physical needs assessment and financial feasibility analysis to determine the redevelopment strategy;
- Rehabilitation of foreclosed, abandoned and existing multifamily residential properties up to code and integrate green and energy efficiencies into the rehabilitation;
- Maintenance and security of property from point of acquisition through rehabilitation and occupancy ;
- Repopulate the homes with eligible households whose incomes are at or below 50% of AMI;
- Provide NSP second mortgage financing to homebuyers;
- Offer a Lease Purchase Program alternative for those that are not mortgage ready; and
- Recycle NSP program income to redevelop and repopulate additional foreclosed, abandoned and vacant homes in targeted neighborhoods.

The City's Office of Housing and the Fulton County/City of Atlanta Land Bank Authority (LBA) will operate and manage the Homeownership Set-aside Activity. LBA, as Community Coordinator will be responsible for working directly with the REOs and sellers to negotiate and secure ownership of selected properties, secure and maintain acquired properties, and manage the disposition of the properties to a qualified developer through an RFP (Request for Proposal). The selected developer(s) will be responsible rehabilitating, maintaining and selling of the homes to income-qualified buyers whose incomes do not exceed 50% of the Atlanta Area Median Income. The Office of Housing will provide direct oversight and monitor the LBA to ensure that all acquisition and disposition related NSP requirements are met. The Office of Housing will provide direct oversight to the NSP Developer(s) to ensure that all NSP rehabilitation requirements and sale requirements are met.

To ensure that the NSP3 Vicinity Hiring requirement is met, the Office of Housing will work with the City's Office of Contract Compliance and Atlanta Workforce Development Agency to ensure that businesses and residents located within the NSP3 target areas register to receive notification of employment opportunities created through NSP3. Additionally the Office of Housing will ensure the NSP Developer and LBA provide a preference to those who reside or are located within the NSP3 target areas when employment opportunities arise.

The City will require the NSP developers to contribute some form investment (i.e., private debt, cash equity, grant funding) into the developments. The City will work with the NSP developers to identify alternate sources of development financing (i.e., AHP Funds, Housing Opportunity Funds, and HOME funds). NSP3 funds will be provided to the LBA and Developer in the

	<p>form of a 0% interest loan to be repaid out of proceeds of sale to an income-qualified homebuyer. All homebuyers will receive a NSP Direct Homebuyer Subsidy Loan that can be used to cover principle reduction, down payment assistance, closing costs or interest rate buy down. The value of the NSP Direct Homebuyer Subsidy Loan will determine the affordability period of the NSP3 unit. The NSP Direct Homebuyer Subsidy Loan will range from 10% to 20% of the sales price, based on the homebuyer's financing gap. All homebuyer will be required to execute a Homebuyer Written Agreement and Security Deed to secure the NSP investment and affordability period is met. Homebuyers must also complete 8 hours of HUD approved Housing Counseling, in which at least 2 hours were provided in a one-on-one session. All homebuyer participating in a Post-purchase counseling session with a HUD approved Housing Counselor within the first 12 months of occupancy will also receive an accelerated pay-off of the NSP Loan.</p> <p>The sales prices of NSP3 homes will be the lesser of the total development costs and the market value. NSP3 sales prices may not exceed the 2007 FHA 203(b) limit of \$252,890. Based on current market data, the City anticipates that the set-aside sales price will range between \$85,000 and \$125,000.</p> <p>The City will work closely with the LBA and NSP developers to ensure the total development costs associated with each home are reasonable for their respective areas. It will be important that pricing is appropriately set and modified for fluctuations in the market; however, it is the intent of the Office of Housing to obtain the highest price feasible and allowable under the NSP3 guidelines in order to recycle the NSP3 program income.</p>	
Location Description	All NSP3 target areas will be eligible for funding under this activity.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$181,000.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$181,000.00	
Performance Measures	<ul style="list-style-type: none"> • Acquire/Rehab 2 single family homes • Sell 2 single family homes • Provide 2 NSP Direct Subsidy Loans to homebuyers 	
Projected Start Date	March 1, 2011	
Projected End Date	March 1, 2014	
Responsible Organization	Name	City of Atlanta, Office of Housing
	Location	68 Mitchell Street, Suite 1200 Atlanta, GA 30303
	Administrator Contact Info	Evelyn Nu'Man, Director of Housing (404)330-6390, enuman@atlantaga.gov

Activity Number 5	
Activity Name	Land Banking
Use	Select all that apply:

	<input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input checked="" type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(a) Acquisition and (b) Disposition.
National Objective	Low Moderate Middle Income Area Benefit (LMMA)
Activity Description	<p>The intent of the Land Banking Activity is to acquire foreclosed upon vacant lots and/or houses that will create value for the target area by facilitating an assemblage for future housing development. All properties acquired will be maintained and secured until disposition, not to exceed 10 years, to a qualified developer.</p> <p>The Land Bank Activity will allow:</p> <ul style="list-style-type: none"> • Acquisition of foreclosed residential properties ; • Performance of a physical needs assessment and financial feasibility analysis to determine the redevelopment strategy; and • Maintenance and security of property from point of acquisition through disposition. <p>The City's Office of Housing and the Fulton County/City of Atlanta Land Bank Authority (LBA) will operate and manage the Land Banking Activity. The Fulton County/City of Atlanta Land Bank Authority (LBA) is an existing public authority chartered by the State of Georgia for establishing a land-banking program for Fulton County and the City of Atlanta. LBA, as Community Coordinator will be responsible for working directly with the REOs to negotiate and secure ownership of selected properties, secure and maintain acquired properties, and manage the disposition of the properties to a qualified developer through an RFP (Request for Proposal). The Office of Housing will provide direct oversight and monitor the LBA to ensure that all acquisition and disposition related NSP requirements are met.</p> <p>To ensure that the NSP3 Vicinity Hiring requirement is met, the Office of Housing will work with the City's Office of Contract Compliance and Atlanta Workforce Development Agency to ensure that businesses and residents located within the NSP3 target areas register to receive notification of employment opportunities created through NSP3. Additionally the Office of Housing will ensure the LBA provide a preference to those who reside or are located within the NSP3 target areas when employment opportunities arise.</p> <p>The City will provide LBA with NSP3 funds in the form of a 0% loan and/or forgivable loan to be assumed by the Developer upon transfer of the NSP3 land banked property from the LBA to the selected developer. The City, LBA and selected developer(s) will execute a development agreement containing specific timelines and performance measurements the developer must meet. Should the developer fail to meet the agreed upon timeline or performance measurement, reversion of the asset and/or repayment of the NSP</p>

	investment shall be required. While land banked properties can be banked for up to 10 years, it is our goal to hold properties no longer than 4 years, unless the target market cannot absorb the development of new housing units for sale or lease purchase. LBA will primarily focus its acquisitions on undeveloped or partially developed subdivisions, but will also consider the acquisition of strategic foreclosed multifamily properties in all NSP3 target areas.	
Location Description	All NSP3 target areas will be eligible for funding under this activity.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$126,082.20
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$126,082.20	
Performance Measures	Acquisition & Banking of 34 housing units	
Projected Start Date	March 1, 2011	
Projected End Date	March 1, 2014	
Responsible Organization	Name	City of Atlanta, Office of Housing
	Location	68 Mitchell Street, Suite 1200 Atlanta, GA 30303
	Administrator Contact Info	Evelyn Nu'Man, Director of Housing (404)330-6390, enuman@atlantaga.gov

Activity Number 6		
Activity Name	Administration	
Use	Administration	
CDBG Activity or Activities	24 CFR 570.201 24 CFR 570.206	
National Objective	NA	
Activity Description	The City of Atlanta's Department of Planning and Community Development (DPCD) will be responsible for the administration of the NSP3 Program. As part of that Department, the City's Office of Housing will assume responsibility for the day-to-day management of the Program. The Office of Housing will maintain the primary responsibility for the management of NSP3. The Office of Housing will engage the necessary resources to develop policies and program manuals, monitor NSP Developers, process financial payments and report performance measurements on the activities associated with NSP3.	
Location Description	All NSP3 target areas will be eligible for funding under this activity.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$490,675.80
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$490,675.90	
Performance Measures		
Projected Start Date	March 1, 2011	

Projected End Date	March 1, 2014	
Responsible Organization	Name	City of Atlanta, Office of Housing
	Location	68 Mitchell Street, Suite 1200 Atlanta, GA 30303
	Administrator Contact Info	Evelyn Nu'Man, Director of Housing (404)330-6390, enuman@atlantaga.gov

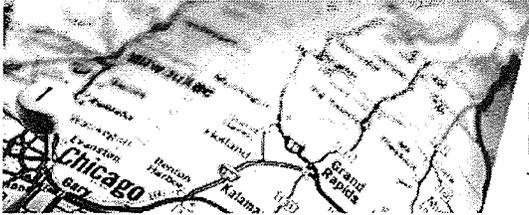
NSP3 TARGET AREA "A"

FRIDAY, JANUARY 28, 2011



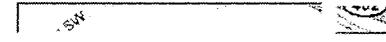
Site Map | Print | Font A A | SHRE

HOME ABOUT PD&R RESEARCH FINDER PERIODICALS DATA SETS QUICK LINKS CONTACT I



Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.



Select a State

Map Options : Clear | Reset

Click Mode: Zoom | Info

NSP3 Legend (%): — Tract Outline

LOG C

[Click here for an Overview](#)

NSP3 Options

15 Current Zoom Level

Show Tracts Outline (Zoom 11+)

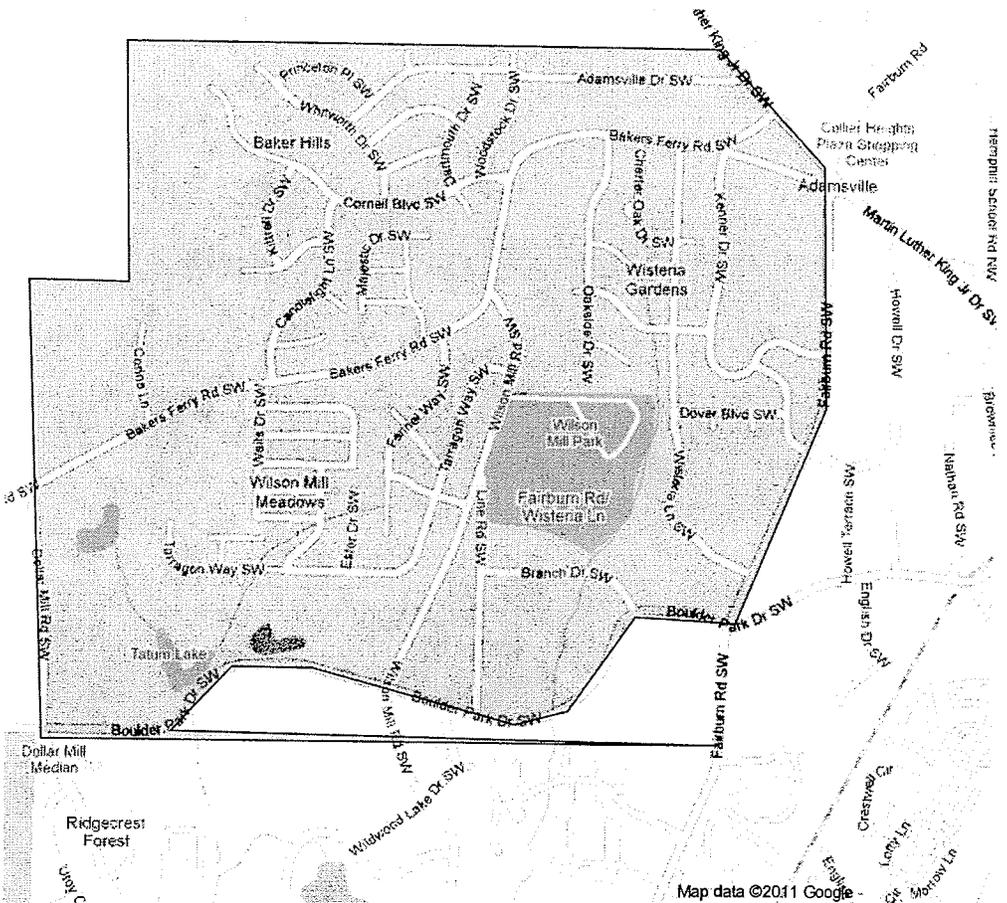
DRAW

VIEW DATA

VIEW PROJECTS

METHODOLOGY INSTRUCTIONS

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.



NSP3 TARGET AREA "B"

HUD USER GIS Maps

<http://www.huduser.org/NSP/NSP3.htm>

FRIDAY, JANUARY 28, 2011



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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state

Select a State

Map Options : Clear | Reset

Click Mode: Zoom | Info

NSP3 Legend (%): — Tract Outline

LOG C

NSP3 Options

15 Current Zoom Level

Show Tracts Outline (Zoom 11+)

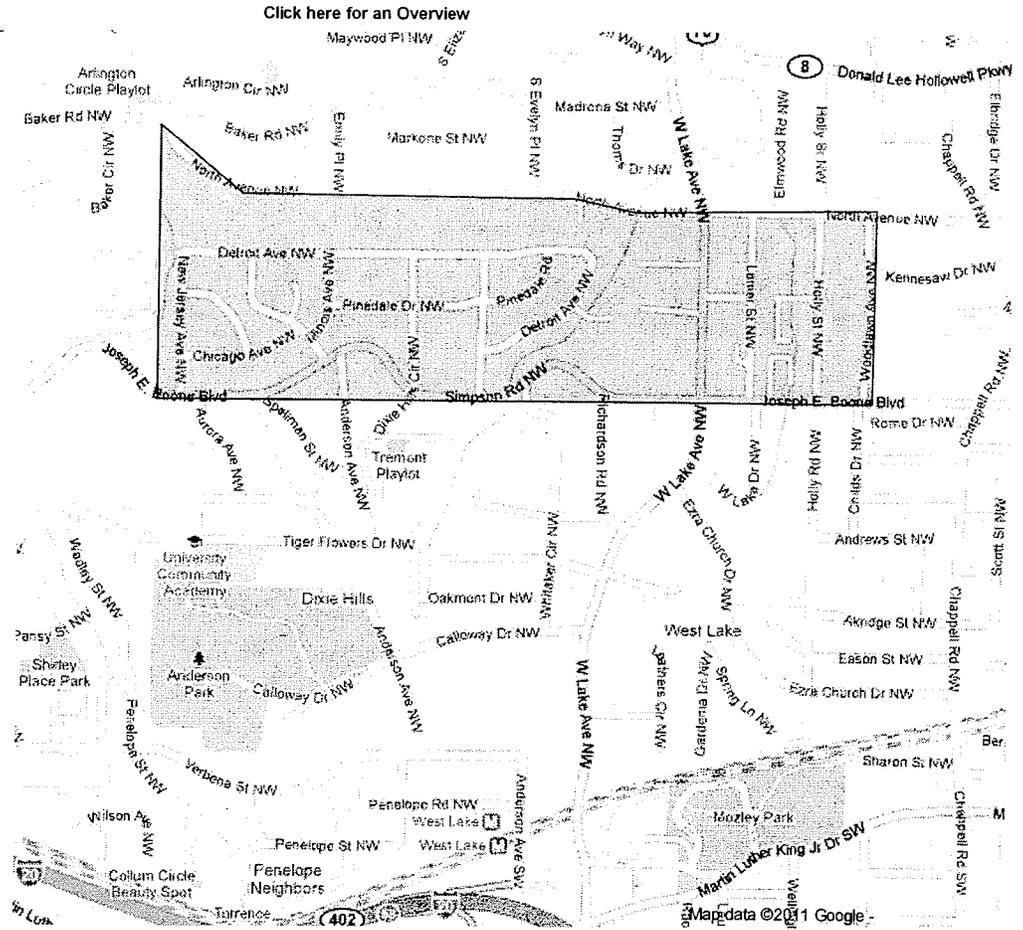
DRAW

VIEW DATA

VIEW PROJECTS

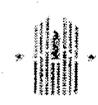
METHODOLOGY INSTRUCTIONS

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total, if those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.



NSP3 TARGET AREA "C"

FRIDAY, JANUARY 28, 2011



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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state

Select a State

Select a County

Map Options : Clear | Reset

Click Mode: Zoom | Info

NSP3 Legend (%): Tract Outline

LOG C

[Click here for an Overview](#)

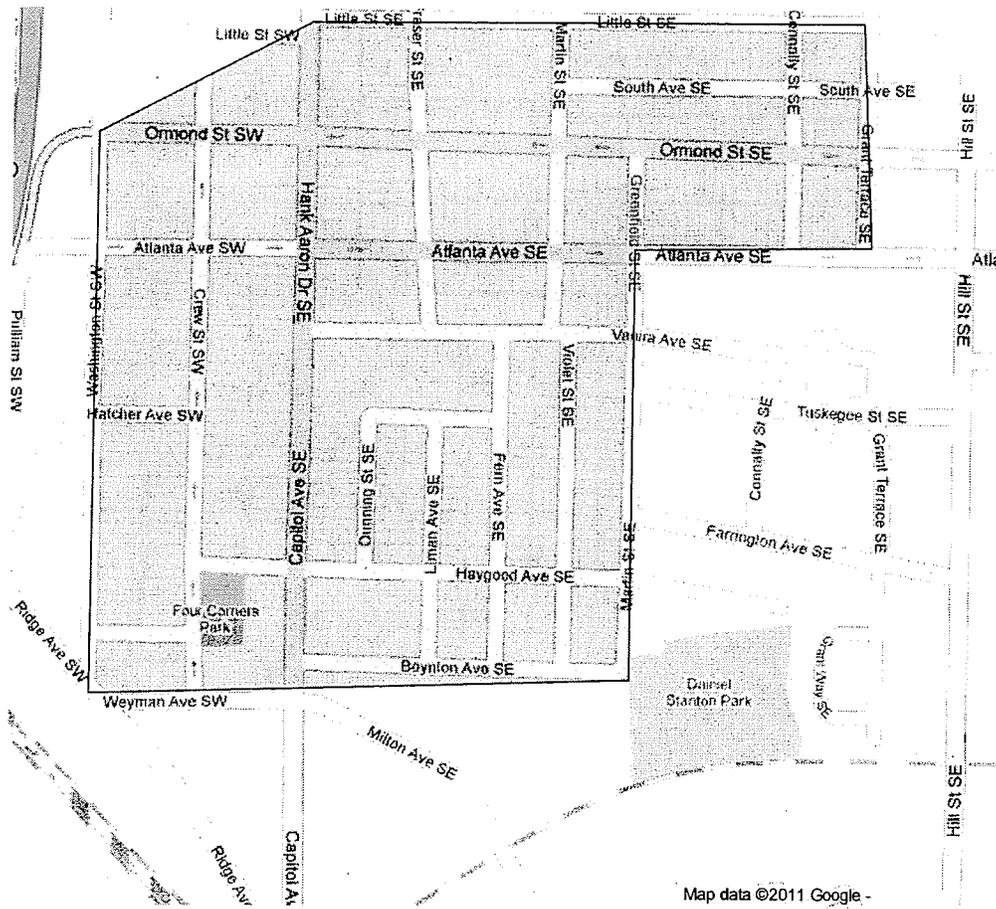
NSP3 Options

16 Current Zoom Level

Show Tracts Outline (Zoom 11+)

[METHODOLOGY](#) [INSTRUCTIONS](#)

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.



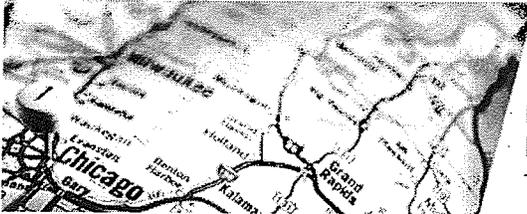
NSP3 TARGET AREA "D"

FRIDAY, JANUARY 28, 2011



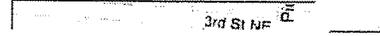
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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.



Select a State

Map Options : Clear | Reset

Click Mode: Zoom | Info

NSP3 Legend (%): — Tract Outline

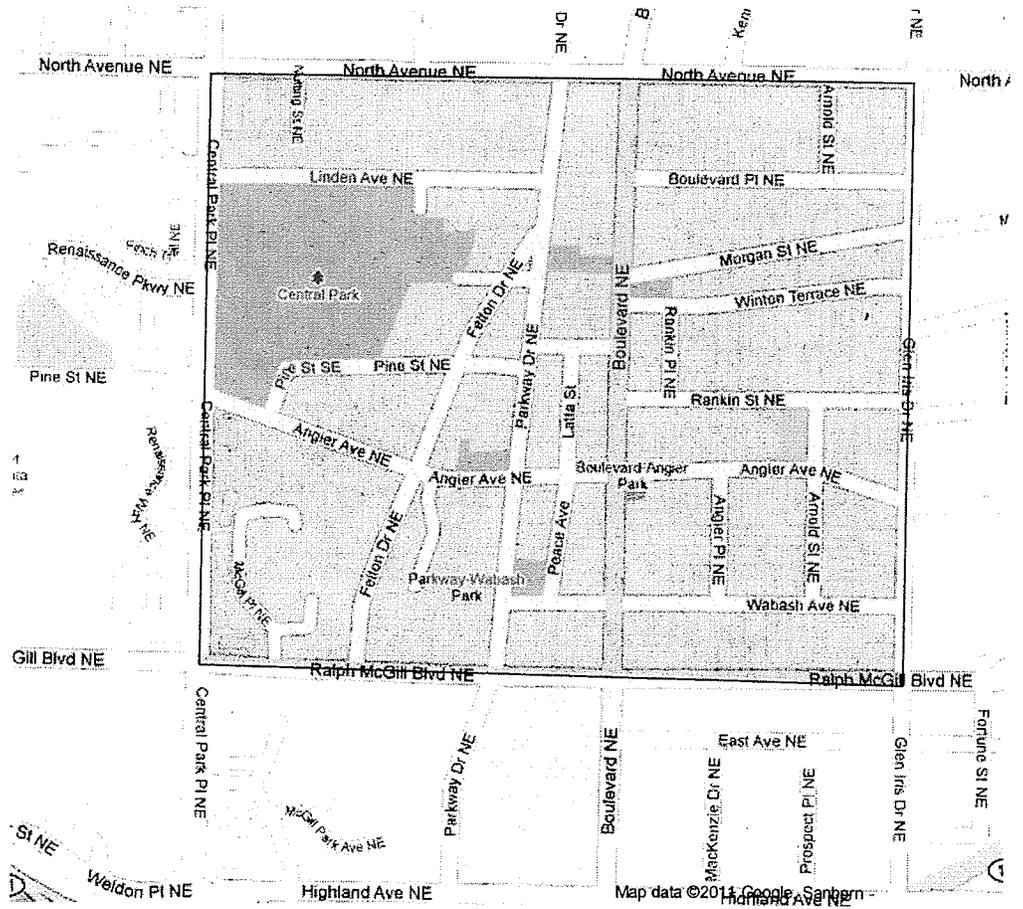
LOG C

[Click here for an Overview](#)

NSP3 Options
16 Current Zoom Level
 Show Tracts Outline (Zoom 11+)
DRAW
VIEW DATA
VIEW PROJECTS

METHODOLOGY INSTRUCTIONS

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.



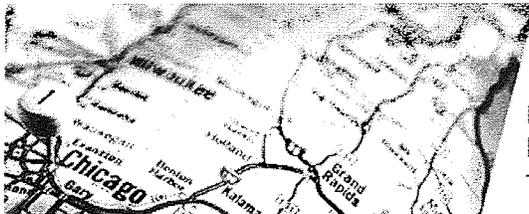
NSP3 TARGET AREA "E"

FRIDAY, JANUARY 28, 2011



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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Map Options : Clear | Reset

Click Mode: Zoom | Info

NSP3 Legend (%): — Tract Outline

LOG C

NSP3 Options

15 Current Zoom Level

Show Tracts Outline (Zoom 11+)

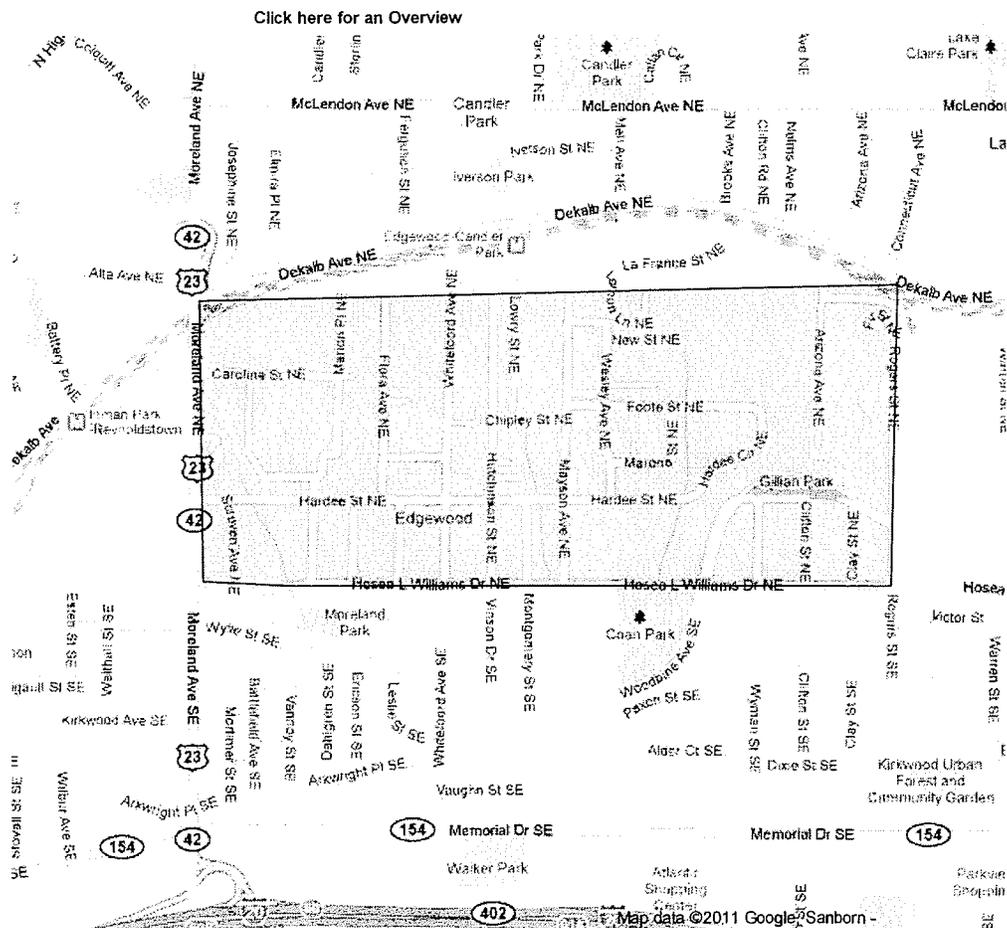
DRAW

VIEW DATA

VIEW PROJECTS

METHODOLOGY **INSTRUCTIONS**

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.



Neighborhood ID: 8286132

NSP3 Planning Data

Grantee ID: 1301740E

Grantee State: GA

Grantee Name: ATLANTA

Grantee Address: 68 Mitchell Street, Suite 1200 Atlanta Georgia 30303

Grantee Email: vfountaine@atlantaga.gov

Neighborhood Name: Bakers Ferry/Wilson Mill/Baker Hills/Wisteria Gardens

Date:2011-01-28 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19.97

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1165

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 83.62

Percent Persons Less than 80% AMI: 63.86

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1205

Residential Addresses Vacant 90 or more days (USPS, March 2010): 1

Residential Addresses NoStat (USPS, March 2010): 6

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 348

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 46.64

Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.3

Number of Foreclosure Starts in past year: 47

Number of Housing Units Real Estate Owned July 2009 to June 2010: 25

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 9

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -11.6

Place (if place over 20,000) or county unemployment rate June 2005*: 6.3

Place (if place over 20,000) or county unemployment rate June 2010*: 10.8

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-84.508638 33.762523 -84.525676 33.762737 -84.525590 33.756957 -84.528422 33.757029 -84.527993
33.746039 -84.508510 33.745860 -84.524302 33.746217 -84.522543 33.747751 -84.520226 33.747716
-84.514389 33.746360 -84.512887 33.746681 -84.510956 33.748929 -84.508080 33.748786 -84.505506
33.753924 -84.505591 33.759705

Blocks Comprising Target Neighborhood

131210078051026, 131210078051025, 131210078061000, 131210078061008, 131210078061016,
131210078061015, 131210078061014, 131210078061013, 131210078061012, 131210078061011,
131210078061010, 131210078061009, 131210078061007, 131210078061002, 131210078061004,
131210078061005, 131210078061006, 131210078061003, 131210078061001, 131210078062000,
131210078062010, 131210078062009, 131210078062008, 131210078062027, 131210078062026,
131210078062003, 131210078062004, 131210078062005, 131210078062007, 131210078062006,
131210078062002, 131210078062001,

Neighborhood ID: 9185913

NSP3 Planning Data

Grantee ID: 1301740E

Grantee State: GA

Grantee Name: ATLANTA

Grantee Address: 68 Mitchell Street, Suite 1200 Atlanta Georgia 30303

Grantee Email: vfountaine@atlantaga.gov

Neighborhood Name: Grove Park2

Date:2011-01-25 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1265

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 91.67

Percent Persons Less than 80% AMI: 82.4

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1163

Residential Addresses Vacant 90 or more days (USPS, March 2010): 180

Residential Addresses NoStat (USPS, March 2010): 106

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 313

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 59.63

Percent of Housing Units 90 or more days delinquent or in foreclosure: 17.77

Number of Foreclosure Starts in past year: 48

Number of Housing Units Real Estate Owned July 2009 to June 2010: 26

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 10

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -11.6

Place (if place over 20,000) or county unemployment rate June 2005*: 6.3

Place (if place over 20,000) or county unemployment rate June 2010*: 10.8

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

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4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-84.456582 33.770122 -84.456625 33.763558 -84.436069 33.763486 -84.435983 33.768124 -84.442935
33.768053 -84.444652 33.768374 -84.454222 33.768481

Blocks Comprising Target Neighborhood

131210083011000, 131210083011007, 131210083011009, 131210083011018, 131210083011017,
131210083011016, 131210083011015, 131210083011008, 131210083011006, 131210083011002,
131210083011003, 131210083011005, 131210083011004, 131210083011001, 131210083012000,
131210083021004, 131210084001003, 131210084005000, 131210084005003, 131210084005002,
131210084005001,

Neighborhood ID: 7660186

NSP3 Planning Data

Grantee ID: 1301740E

Grantee State: GA

Grantee Name: ATLANTA

Grantee Address: 68 Mitchell Street, Suite 1200 Atlanta Georgia 30303

Grantee Email: vfountaine@atlantaga.gov

Neighborhood Name: Peoplestown/Summerhill

Date:2010-12-10 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1047

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 91.04

Percent Persons Less than 80% AMI: 81.24

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1044

Residential Addresses Vacant 90 or more days (USPS, March 2010): 108

Residential Addresses NoStat (USPS, March 2010): 80

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 455

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 53.79

Percent of Housing Units 90 or more days delinquent or in foreclosure: 19.64

Number of Foreclosure Starts in past year: 78

Number of Housing Units Real Estate Owned July 2009 to June 2010: 42

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 16

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -11.6

Place (if place over 20,000) or county unemployment rate June 2005^{*}: 6.3

Place (if place over 20,000) or county unemployment rate June 2010^{*}: 10.8

^{*}Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-84.390922 33.731799 -84.391007 33.725089 -84.383283 33.725268 -84.383240 33.730407 -84.379849
33.730443 -84.379978 33.733120 -84.387875 33.733120

Blocks Comprising Target Neighborhood

131210055011018, 131210055011019, 131210055011020, 131210055011021, 131210055011023,
131210055011024, 131210055011025, 131210055011026, 131210055011027, 131210055011028,
131210055011029, 131210055014002, 131210055014003, 131210055014004, 131210055014005,
131210055014006, 131210055014007, 131210055014008, 131210055014009, 131210055014010,
131210055014011, 131210055014013, 131210056001003, 131210056001004, 131210056001005,
131210056001006, 131210056001007, 131210056001008, 131210056001013, 131210056001014,

Neighborhood ID: 8816223

NSP3 Planning Data

Grantee ID: 1301740E

Grantee State: GA

Grantee Name: ATLANTA

Grantee Address: 68 Mitchell Street, Suite 1200 Atlanta Georgia 30303

Grantee Email: vfountaine@atlantaga.gov

Neighborhood Name: Old Fourth Ward

Date:2010-12-10 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 17

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2058

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 80.48

Percent Persons Less than 80% AMI: 66.53

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 2416

Residential Addresses Vacant 90 or more days (USPS, March 2010): 117

Residential Addresses NoStat (USPS, March 2010): 256

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 574

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 22.59

Percent of Housing Units 90 or more days delinquent or in foreclosure: 9.6

Number of Foreclosure Starts in past year: 50

Number of Housing Units Real Estate Owned July 2009 to June 2010: 26

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 10

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -11.6

Place (if place over 20,000) or county unemployment rate June 2005^{*}: 6.3

Place (if place over 20,000) or county unemployment rate June 2010^{*}: 10.8

^{*}Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
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5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-84.377789 33.771157 -84.377875 33.764093 -84.367790 33.763879 -84.367704 33.771085

Blocks Comprising Target Neighborhood

131210017004008, 131210017004009, 131210017004010, 131210017004011, 131210017004028,
131210017004029, 131210017005000, 131210017005001, 131210017005002, 131210017005003,
131210017005004, 131210017005005, 131210017005006, 131210017005007, 131210017005008,
131210017005009, 131210018001000, 131210018001003, 131210018001004, 131210018001005,
131210018001006, 131210018001007, 131210018004000, 131210018004001, 131210018004010,

Neighborhood ID: 3657043

NSP3 Planning Data

Grantee ID: 1301740E

Grantee State: GA

Grantee Name: ATLANTA

Grantee Address: 68 Mitchell Street, Suite 1200 Atlanta Georgia 30303

Grantee Email: vfountaine@atlantaga.gov

Neighborhood Name: North Edgewood

Date:2011-01-22 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1546

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 89.55

Percent Persons Less than 80% AMI: 77.52

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1543

Residential Addresses Vacant 90 or more days (USPS, March 2010): 171

Residential Addresses NoStat (USPS, March 2010): 103

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 641

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 27.6

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.97

Number of Foreclosure Starts in past year: 63

Number of Housing Units Real Estate Owned July 2009 to June 2010: 33

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 13

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -11.6

Place (if place over 20,000) or county unemployment rate June 2005^{*}: 6.3

Place (if place over 20,000) or county unemployment rate June 2010^{*}: 10.8

^{*}Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-84.329081 33.760561 -84.329252 33.753354 -84.346504 33.753389 -84.348950 33.753496 -84.349079
33.760204

Blocks Comprising Target Neighborhood

130890205002003, 130890205002004, 130890205002002, 130890205002001, 130890205002005,
130890205002007, 130890205002011, 130890205002010, 130890205002009, 130890205002008,
130890205002006, 130890206001000, 130890206001002, 130890206001011, 130890206001010,
130890206001009, 130890206001008, 130890206001007, 130890206001006, 130890206001005,
130890206001004, 130890206001003, 130890206001019, 130890206001018, 130890206001017,
130890206001016, 130890206001015, 130890206001014, 130890206001013, 130890206001012,
130890206002003, 130890206002004, 130890206002002, 130890206002005, 130890206002007,
130890206002012, 130890206002011, 130890206002010, 130890206002009, 130890206002008,
130890206002006,