

**Grantee: Atlanta, GA**

**Grant: B-08-MN-13-0001**

**October 1, 2011 thru December 31, 2011 Performance Report**

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**Grant Number:**  
B-08-MN-13-0001

**Obligation Date:**

**Award Date:**

**Grantee Name:**  
Atlanta, GA

**Contract End Date:**  
03/17/2013

**Review by HUD:**  
Original - In Progress

**Grant Amount:**  
\$12,316,082.00

**Grant Status:**  
Active

**QPR Contact:**  
No QPR Contact Found

**Estimated P/RL Funds:**  
\$982,069.20

**Total Budget:**  
\$13,298,151.20

## Disasters:

**Declaration Number**  
NSP

## Narratives

**Areas of Greatest Need:**

**Distribution and and Uses of Funds:**

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,330,089.71
Total Budget	\$14,007.71	\$12,330,089.71
Total Obligated	\$14,007.71	\$12,330,089.71
Total Funds Drawdown	\$660,035.10	\$9,456,986.51
Program Funds Drawdown	\$639,795.72	\$8,451,983.17
Program Income Drawdown	\$20,239.38	\$1,005,003.34
Program Income Received	\$49,020.53	\$830,710.04



<b>Total Funds Expended</b>	\$510,052.66	\$9,561,591.57
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,847,412.30	\$0.00
<b>Limit on Admin/Planning</b>	\$1,231,608.20	\$633,331.84
<b>Limit on State Admin</b>	\$0.00	\$633,331.84

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$3,079,020.50	\$4,063,604.93

## Overall Progress Narrative:

### Program Developments- Current Reporting Period

- During the reporting period, NSP recipients were successful in completing twenty (20) units and seventy-three (73) units were under construction at the end of the reporting period.
- During the reporting period, eight (8) units were rented to an eligible households.

### Program Developments- All reporting Periods

- The City has been successful in obligating 100% of the NSP funds awarded and expending 78% of the allocation. The City has received a total of \$982,166.11 in program income. The City has drawn 26% of funds towards housing units to be occupied by households below 50% of the Atlanta Area Median Income.
- The NSP Developers/Sub-Recipients were able to acquire 265 units (210 rental and 55 for sale), rehabilitated 68 units, demolished 22 blighted units and provide a NSP financing Mechanism to two (2) households towards the purchase of foreclosed property. Twenty (20) NSP properties were sold and thirty (30) NSP units were rented to income eligible households. Thirty-one (31) households with income less than 50% AMI benefited from the disposed properties.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$75,783.31	\$1,231,608.00	\$587,733.86



2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$257,783.34	\$6,976,042.30	\$4,919,113.49
2008-NSP1-DEMO, Demolition	\$5,947.50	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$122,188.28	\$410,000.00	\$315,893.45
2008-NSP1-LBA, Land Banking	\$22,181.59	\$752,110.41	\$583,776.41
2008-NSP1-REDV, Redevelopment	\$155,911.70	\$2,658,479.00	\$1,743,615.96
Bucket, Bucket	\$0.00	\$0.00	\$0.00



## Activities

**Grantee Activity Number:** 25210408.102.220131844 (RHB) LH25  
**Activity Title:** Resources for Residents and Communities

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Resources for Residents and Communities

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$258,499.00
<b>Total Budget</b>	\$0.00	\$258,499.00
<b>Total Obligated</b>	\$0.00	\$258,499.00
<b>Total Funds Drawdown</b>	\$0.00	\$182,052.38
<b>Program Funds Drawdown</b>	\$0.00	\$182,052.38
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$78,874.38
<b>Total Funds Expended</b>	\$0.00	\$182,052.38
Resources for Residents and Communities	\$0.00	\$182,052.38
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 50% of the AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Resources for Residents and Communities in Georgia, Inc. (RRC) started the rehabilitation of two (2) properties (1380 Centra Villa Drive and 1860 Beecher Road) during this reporting period. Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 1380 Centra Villa Drive - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 1860 Beecher Road - Rehabilitation began in October and is expected to be completed during the next reporting period.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/4	0/0	1/4	100.00
# Owner Households	0	0	0	1/4	0/0	1/4	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** 25210408.102.220131844 (RHB) LMMI  
**Activity Title:** Resources for Residents and Communities

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Resources for Residents and Communities

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$691,501.00
<b>Total Budget</b>	\$0.00	\$691,501.00
<b>Total Obligated</b>	\$0.00	\$691,501.00
<b>Total Funds Drawdown</b>	\$24,414.88	\$397,285.32
<b>Program Funds Drawdown</b>	\$24,414.88	\$351,465.10
<b>Program Income Drawdown</b>	\$0.00	\$45,820.22
<b>Program Income Received</b>	\$0.00	\$90,519.82
<b>Total Funds Expended</b>	\$17,825.44	\$402,903.32
Resources for Residents and Communities	\$17,825.44	\$402,903.32
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 120% of the AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

Resources for Residents and Communities in Georgia, Inc. (RRC) continued the rehabilitation of one (1) property (1375 Centra Villa Drive) during this reporting period. Rehabilitation of the remaining property is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 1375 Centra Villa Drive - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 1223 Spring Park Drive - Rehabilitation was completed during a previous reporting period. The property is currently being marketed for sale.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	1/4	100.00
# Owner Households	0	0	0	0/0	1/0	1/4	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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





**Grantee Activity Number:** 25210408.104.220131844 (ACQ) LH25  
**Activity Title:** Partnership for the Preservation of Pittsburgh

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$523,908.80
<b>Total Budget</b>	\$1,042.30	\$523,908.80
<b>Total Obligated</b>	\$1,042.30	\$523,908.80
<b>Total Funds Drawdown</b>	\$0.00	\$546,746.03
<b>Program Funds Drawdown</b>	\$0.00	\$522,866.50
<b>Program Income Drawdown</b>	\$0.00	\$23,879.53
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$523,908.80
Partnership for the Preservation of Pittsburgh	\$0.00	\$523,908.80
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire blighted and vacant single family homes to be sold, lease-purchased or rented to households at or below 50% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Partnership for the Preservation of Pittsburgh (PPoP) acquired no additional properties during this reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	17/26
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/26
<b>Total acquisition compensation to</b>	0	0/0



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		17/26	
# of Singlefamily Units	0		17/26	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/26	0/0	0/26	0
# Renter Households	0	0	0	0/26	0/0	0/26	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** 25210408.104.220131844 (RDVR) LMMI  
**Activity Title:** Partnership for the Preservation of Pittsburgh

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2008-NSP1-REDV

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 03/05/2009

**Projected End Date:**  
 03/04/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Partnership for the Preservation of Pittsburgh

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$72,479.91	\$217,285.29
<b>Program Funds Drawdown</b>	\$72,479.91	\$148,799.64
<b>Program Income Drawdown</b>	\$0.00	\$68,485.65
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$40,711.91	\$217,285.29
Partnership for the Preservation of Pittsburgh	\$40,711.91	\$217,285.29
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate and sell, rent or lease-purchase homes to households below 120% of the AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Partnership for the Preservation of Pittsburgh (PPoP) started limited rehabilitation of two (2) properties (886 McDaniel Street and 1106 Ira Street). Rehabilitation of all other properties is expected to begin in the next two reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 886 McDaniel Street - Limited rehabilitation began in December to demolish a detached garage. A full notice to proceed is expected in the next reporting period.
- 1106 Ira Street - Limited rehabilitation began in December to remove some dead and dying trees and to repair a retaining wall. A full notice to proceed is expected in the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	2/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/8
# of Singlefamily Units	0	2/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	1/0	2/8	100.00
# Renter Households	0	0	0	1/0	1/0	2/8	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 25210408.104.220131844 (RHB) LH25  
**Activity Title:** Partnership for the Preservation of Pittsburgh

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2008-NSP1-ARD

**Project Title:**  
 Aquisition/Rehab/Disposition

**Projected Start Date:**  
 03/05/2009

**Projected End Date:**  
 03/04/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Partnership for the Preservation of Pittsburgh

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$227,133.50
<b>Total Budget</b>	\$0.00	\$227,133.50
<b>Total Obligated</b>	\$0.00	\$227,133.50
<b>Total Funds Drawdown</b>	\$89,742.61	\$199,270.52
<b>Program Funds Drawdown</b>	\$89,742.61	\$196,829.50
<b>Program Income Drawdown</b>	\$0.00	\$2,441.02
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$75,652.65	\$220,040.96
Partnership for the Preservation of Pittsburgh	\$75,652.65	\$220,040.96
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquire and Rehab foreclosed single family houses to be sold, leased or rented to households at 50% of the Area Median Income.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Partnership for the Preservation of Pittsburgh (PPoP) completed rehabilitation of one (1) property (762 Humphries Street) and leased one (1) property (762 Humphries Street) during this reporting period.

- 762 Humphries Street - Rehabilitation began in October and was completed in December. This property was rented in December.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	2/2
<b># ELI Households (0-30% AMI)</b>	1	1/0



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		2/2	
# of Singlefamily Units	1		2/2	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/2	0/0	2/2	100.00
# Renter Households	1	0	1	2/2	0/0	2/2	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
762 Humphries Street	Atlanta		Georgia	30310-	Match / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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



**Grantee Activity Number:** 25210408.105.220131844 (NC) Edgewood LH25

**Activity Title:** Edgewood Townhomes, LLC

**Activity Category:**

Construction of new housing

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Edgewood Townhomes, LLC.

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$0.00	\$1,000,000.00
<b>Total Obligated</b>	\$0.00	\$1,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$691,863.65
<b>Program Income Drawdown</b>	\$0.00	\$308,136.35
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,000,000.00
Edgewood Townhomes, LLC.	\$0.00	\$1,000,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To redevelop vacant land for the development of a multifamily rental complex for households below 60% of the AMI. 40 units are designated for households below 50% AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Edgewood Townhomes started construction during a prior reporting period and the first seven (7) units were completed and rented in December. The remaining NSP units are expected to be completed and rented during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># ELI Households (0-30% AMI)</b>	6	6/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	7	7/40



# of Multifamily Units

7

7/40

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	7	0	7	7/40	0/0	7/40	100.00
# Renter Households	7	0	7	7/40	0/0	7/40	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
130 Mayson Avenue, Unit 1801	Atlanta		Georgia	30307-	Match / N
130 Mayson Avenue, Unit 1809	Atlanta		Georgia	30307-	Match / N
175 Lowry Street, Unit 1301	Atlanta		Georgia	30307-	Match / N
130 Mayson Avenue, Unit 1901	Atlanta		Georgia	30307-	Match / N
130 Mayson Avenue, Unit 2004	Atlanta		Georgia	30307-	Match / N
175 Lowry Street, Unit 1308	Atlanta		Georgia	30307-	Match / N
175 Lowry Street, Unit 1701	Atlanta		Georgia	30307-	Match / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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





**Grantee Activity Number:** 25210408.106.220131844 (RDVR) LH25

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-REDV

**Project Title:**

Redevelopment

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$78,242.00
<b>Total Budget</b>	\$0.00	\$78,242.00
<b>Total Obligated</b>	\$0.00	\$78,242.00
<b>Total Funds Drawdown</b>	\$0.00	\$65,561.23
<b>Program Funds Drawdown</b>	\$0.00	\$65,561.23
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$65,561.23
Real Estate Alliance Partners	\$0.00	\$65,561.23
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment of vacant residential property for rent to households below 50% AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta

**Activity Progress Narrative:**

Real Estate Alliance Partners (REAL) has no further properties designated for households at 50% of area median income at this time.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
<b># ELI Households (0-30% AMI)</b>	0	0/0

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1



# of Singlefamily Units

0

1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	1/1	0/0	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 25210408.106.220131844 (RDVR) LMMI  
**Activity Title:** Real Estate Alliance Partners

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2008-NSP1-REDV

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 03/05/2009

**Projected End Date:**  
 03/04/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Real Estate Alliance Partners

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$351,758.00
<b>Total Budget</b>	\$0.00	\$351,758.00
<b>Total Obligated</b>	\$0.00	\$351,758.00
<b>Total Funds Drawdown</b>	\$65,398.35	\$290,529.71
<b>Program Funds Drawdown</b>	\$65,398.35	\$230,489.04
<b>Program Income Drawdown</b>	\$0.00	\$60,040.67
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$40,013.56	\$290,529.71
Real Estate Alliance Partners	\$40,013.56	\$290,529.71
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Real Estate Alliance Partners (REAL) completed the rehabilitation of one (1) property (197 South Avenue) during this reporting period.

- 197 South Avenue - Rehabilitation began in October and was completed in November. This property is currently being marketed for lease.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/2

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	1/5
# of Singlefamily Units	0	1/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	1/5	100.00
# Renter Households	0	0	0	0/0	1/0	1/5	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



**Grantee Activity Number:** 25210408.106.220131844 (RHB) LH25

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$171,954.69
<b>Total Budget</b>	\$0.00	\$171,954.69
<b>Total Obligated</b>	(\$146,641.94)	\$171,954.69
<b>Total Funds Drawdown</b>	\$0.00	\$171,954.69
<b>Program Funds Drawdown</b>	\$0.00	\$171,159.69
<b>Program Income Drawdown</b>	\$0.00	\$795.00
<b>Program Income Received</b>	\$0.00	\$106,115.63
<b>Total Funds Expended</b>	\$4,080.56	\$176,035.25
Real Estate Alliance Partners	\$4,080.56	\$176,035.25
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 50% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Real Estate Alliance Partners (REAL) has no further properties designated for households at 50% of area median income at this time.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/2
<b># ELI Households (0-30% AMI)</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/2



# of Singlefamily Units

0

2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 25210408.106.220131844 (RHB) LMMI

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,028,045.31
<b>Total Budget</b>	\$0.00	\$1,028,045.31
<b>Total Obligated</b>	\$146,641.94	\$1,028,045.31
<b>Total Funds Drawdown</b>	\$20,239.38	\$951,285.45
<b>Program Funds Drawdown</b>	\$0.00	\$874,381.72
<b>Program Income Drawdown</b>	\$20,239.38	\$76,903.73
<b>Program Income Received</b>	\$0.00	\$232,050.70
<b>Total Funds Expended</b>	\$257.55	\$957,311.98
Real Estate Alliance Partners	\$257.55	\$957,311.98
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Real Estate Alliance Partners (REAL) continued to market two (2) properties (934 Violet Street and 984 Violet Street) during this reporting period.

- 984 Violet Street - Rehabilitation was completed in a prior reporting period and is currently being marketed for sale.
- 934 Violet Street - Rehabilitation was completed in a prior reporting period. The property is under contract for sale during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	8/10



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/10
# of Singlefamily Units	0	8/10

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	4/0	8/10	50.00
# Owner Households	0	0	0	0/0	4/0	8/10	50.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---





**Grantee Activity Number:** 25210408.108.220131844 (RHB) 1058 Oglethorpe LH25  
**Activity Title:** 1058 Oglethorpe Street (ARHP)

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2008-NSP1-ARD

**Project Title:**  
 Aquisition/Rehab/Disposition

**Projected Start Date:**  
 03/05/2009

**Projected End Date:**  
 03/04/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Atlanta Regional Housing Partners

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$127,146.00
<b>Total Budget</b>	\$0.00	\$127,146.00
<b>Total Obligated</b>	\$0.00	\$127,146.00
<b>Total Funds Drawdown</b>	\$0.00	\$70,510.69
<b>Program Funds Drawdown</b>	\$0.00	\$70,510.69
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,973.25	\$77,483.94
Atlanta Regional Housing Partners	\$6,973.25	\$77,483.94
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI. 4 units are designated to be rented to households at 50% AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Atlanta Regional Housing Partners (ARHP) started rehabilitation of 1058 Oglethorpe Avenue in April and is expected to complete it during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/0	0/4	0
# Renter Households	0	0	0	0/4	0/0	0/4	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



<b>Grantee Activity Number:</b>	<b>25210408.108.220131844 (RHB) 1058 Oglethorpe LMMI</b>
<b>Activity Title:</b>	<b>1058 Oglethorpe Street (ARHP)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Atlanta Regional Housing Partners

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$403,029.00
<b>Total Budget</b>	\$0.00	\$403,029.00
<b>Total Obligated</b>	\$0.00	\$403,029.00
<b>Total Funds Drawdown</b>	\$0.00	\$211,532.05
<b>Program Funds Drawdown</b>	\$0.00	\$211,532.05
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$20,919.75	\$232,451.80
Atlanta Regional Housing Partners	\$20,919.75	\$232,451.80
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Atlanta Regional Housing Partners (ARHP) started rehabilitation of 1058 Oglethorpe Avenue in April and is expected to complete it during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/12



# of Multifamily Units

0

0/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/12	0
# Renter Households	0	0	0	0/0	0/0	0/12	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 25210408.108.220131844 (RHB) LMMI

**Activity Title:** Atlanta Regional Housing Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Atlanta Regional Housing Partners

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$219,825.00
<b>Total Budget</b>	\$0.00	\$219,825.00
<b>Total Obligated</b>	\$0.00	\$219,825.00
<b>Total Funds Drawdown</b>	\$38,043.51	\$160,389.91
<b>Program Funds Drawdown</b>	\$38,043.51	\$160,389.91
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$49,020.53	\$49,020.53
<b>Total Funds Expended</b>	\$25,936.95	\$160,389.91
Atlanta Regional Housing Partners	\$25,936.95	\$160,389.91
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and sell or rent foreclosed and vacant single family homes for households at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Atlanta Regional Housing Partners (ARHP) started the rehabilitation of one (1) property (1425 Lockwood Drive). Rehabilitation of the remaining property is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 1425 Lockwood Drive - Rehabilitation was started in December and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/4
# of Singlefamily Units	0	2/4

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	1/0	2/4	100.00
# Owner Households	0	0	0	0/0	1/0	1/3	100.00
# Renter Households	0	0	0	1/0	0/0	1/1	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 25210408.109.220131844 (RHB) LH25

**Activity Title:** Colquitt Construction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Colquitt Construction DBA Green House Renovations

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$120,306.10
<b>Total Budget</b>	\$0.00	\$120,306.10
<b>Total Obligated</b>	\$0.00	\$120,306.10
<b>Total Funds Drawdown</b>	\$0.00	\$119,981.10
<b>Program Funds Drawdown</b>	\$0.00	\$93,097.20
<b>Program Income Drawdown</b>	\$0.00	\$26,883.90
<b>Program Income Received</b>	\$0.00	\$23,040.79
<b>Total Funds Expended</b>	\$0.00	\$119,981.10
Colquitt Construction DBA Green House Renovations	\$0.00	\$119,981.10
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehab and sell a foreclosed housing unit to households below 50% AMI.

**Location Description:**

Areas of Greatest Need in the city limits of Atlanta

**Activity Progress Narrative:**

Colquitt Construction has no further properties designated for households at 50% of area median income at this time.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1
<b># ELI Households (0-30% AMI)</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1



# of Singlefamily Units

0

1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 25210408.109.220131844 (RHB) LMMI

**Activity Title:** Colquitt Construction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Colquitt Construction DBA Green House Renovations

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$879,693.90
<b>Total Budget</b>	\$0.00	\$879,693.90
<b>Total Obligated</b>	\$0.00	\$879,693.90
<b>Total Funds Drawdown</b>	\$61,123.59	\$850,463.83
<b>Program Funds Drawdown</b>	\$61,123.59	\$734,529.86
<b>Program Income Drawdown</b>	\$0.00	\$115,933.97
<b>Program Income Received</b>	\$0.00	\$145,176.58
<b>Total Funds Expended</b>	\$32,510.00	\$850,463.83
Colquitt Construction DBA Green House Renovations	\$32,510.00	\$850,463.83
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Colquitt Construction continued to market of one (1) property (812 Braemar Avenue) and placed two (2) properties under contract for sale during this reporting period.

- 812 Braemar Avenue - Rehabilitation began in June and was completed in October. The property is currently being marketed for sale.
- 2454 Harvel Drive - Rehabilitation was completed during a previous reporting period. This property is currently under contract for sale during the next reporting period
- 598 Oakside Drive - Rehabilitation was completed during a previous reporting period. This property is currently under contract for sale during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	6/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/9
# of Singlefamily Units	0	6/9

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	4/0	6/9	66.67
# Owner Households	0	0	0	0/0	3/0	5/8	60.00
# Renter Households	0	0	0	0/0	1/0	1/1	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** 25210408.110.220131844 (RHB) 1003 Fair LH25  
**Activity Title:** 1003 Fair Street (Pohl)

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pohl Real Estate

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$109,918.65
<b>Total Budget</b>	\$0.00	\$109,918.65
<b>Total Obligated</b>	\$0.00	\$109,918.65
<b>Total Funds Drawdown</b>	\$14,853.23	\$58,027.10
<b>Program Funds Drawdown</b>	\$14,853.23	\$57,598.53
<b>Program Income Drawdown</b>	\$0.00	\$428.57
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$16,376.71	\$59,550.58
Pohl Real Estate	\$16,376.71	\$59,550.58
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and rent foreclosed property for household below 120%AMI. 5 units are designated to be rented to households below 50% AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

Pohl Real Estate started rehabilitation of 1003 Fair Street in February and is expected to complete it during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# ELI Households (0-30% AMI)	0	0/0

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



# of Multifamily Units

0

0/5

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 25210408.110.220131844 (RHB) 1003 Fair LMMI

**Activity Title:** Pohl Real Estate

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Pohl Real Estate

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$44,896.35
<b>Total Budget</b>	\$0.00	\$44,896.35
<b>Total Obligated</b>	\$0.00	\$44,896.35
<b>Total Funds Drawdown</b>	\$5,941.29	\$23,210.83
<b>Program Funds Drawdown</b>	\$5,941.29	\$23,039.40
<b>Program Income Drawdown</b>	\$0.00	\$171.43
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,550.69	\$23,820.23
Pohl Real Estate	\$6,550.69	\$23,820.23
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate and rent foreclosed properties for households at 120% AML.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Pohl Real Estate started rehabilitation of 1003 Fair Street in February and is expected to complete it during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/2
<b># of Multifamily Units</b>	0	0/2



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/2	0
# Renter Households	0	0	0	0/0	0/0	0/2	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 25210408.110.220131844 (RHB) LH25

**Activity Title:** Pohl Real Estate

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pohl Real Estate

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$516,948.34
<b>Total Budget</b>	\$0.00	\$516,948.34
<b>Total Obligated</b>	\$0.00	\$516,948.34
<b>Total Funds Drawdown</b>	\$13,269.79	\$382,900.51
<b>Program Funds Drawdown</b>	\$13,269.79	\$319,193.23
<b>Program Income Drawdown</b>	\$0.00	\$63,707.28
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$13,825.52	\$389,242.03
Pohl Real Estate	\$13,825.52	\$389,242.03
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 50% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Pohl Real Estate continued rehabilitation of one (1) property (385 Inman Street) during this reporting period. Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 385 Inman Street - Rehabilitation began in April and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/14
# of Singlefamily Units	0	7/14

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/0	0/0	7/14	100.00
# Renter Households	0	0	0	7/0	0/0	7/14	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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





**Grantee Activity Number:** 25210408.111.220131844 (ACQ) 1437 Lucile LH25

**Activity Title:** University Community Development Corporation

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

University Community Development Corporation

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$54,628.40
<b>Total Budget</b>	\$0.00	\$54,628.40
<b>Total Obligated</b>	\$0.00	\$54,628.40
<b>Total Funds Drawdown</b>	\$0.00	\$54,628.40
<b>Program Funds Drawdown</b>	\$0.00	\$54,628.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$54,628.40
University Community Development Corporation	\$0.00	\$54,628.40
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire a foreclosed multifamily property to be rented to households below 120% AMI. 4 units are designated for households at 50% AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

University Community Development Corporation (UCDC) started rehabilitation of 1437 Lucile Avenue in January and completed rehabilitation in December. The property is currently being marketed for lease.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/4
<b># of Multifamily Units</b>	0	2/4



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/0	2/4	100.00
# Renter Households	0	0	0	2/0	0/0	2/4	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 25210408.111.220131844 (ACQ) 1437 Lucile LMMI

**Activity Title:** University Community Development Corporation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

University Community Development Corporation

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$108,274.10
<b>Total Budget</b>	\$0.00	\$108,274.10
<b>Total Obligated</b>	\$0.00	\$108,274.10
<b>Total Funds Drawdown</b>	\$0.00	\$108,274.10
<b>Program Funds Drawdown</b>	\$0.00	\$108,274.10
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$108,274.10
University Community Development Corporation	\$0.00	\$108,274.10
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

University Community Development Corporation (UCDC) started rehabilitation of 1437 Lucile Avenue in January and completed rehabilitation in December. The property is currently being marketed for lease.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/8



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/8	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 25210408.111.220131844 (RHB) LMMI  
**Activity Title:** University Community Development Corporation

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2008-NSP1-ARD

**Project Title:**  
 Aquisition/Rehab/Disposition

**Projected Start Date:**  
 03/05/2009

**Projected End Date:**  
 03/04/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 University Community Development Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$437,097.50
<b>Total Budget</b>	\$0.00	\$437,097.50
<b>Total Obligated</b>	\$0.00	\$437,097.50
<b>Total Funds Drawdown</b>	\$0.00	\$403,159.33
<b>Program Funds Drawdown</b>	\$0.00	\$359,012.36
<b>Program Income Drawdown</b>	\$0.00	\$44,146.97
<b>Program Income Received</b>	\$0.00	\$105,911.61
<b>Total Funds Expended</b>	\$15,188.13	\$418,347.46
University Community Development Corporation	\$15,188.13	\$418,072.46
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate and sell or lease purchase foreclosed and vacant single family homes to households below 120% AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

University Community Development Corporation (UCDC) continued rehabilitation of one (1) property (742 Peeples Street) during this reporting period.

- 742 Peeples Street - Rehabilitation began in June and is expected to be completed during the next reporting period. This property is under contract for sale during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	2/3	0.00
# Owner Households	0	0	0	0/0	0/0	2/3	0.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



**Grantee Activity Number:** 25210408.112.220131844 (RHB) 340 Holly LH25  
**Activity Title:** 340 Holly Street (Achor Center)

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Achor Center

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$708,411.25
<b>Total Budget</b>	\$0.00	\$708,411.25
<b>Total Obligated</b>	\$0.00	\$708,411.25
<b>Total Funds Drawdown</b>	\$7,581.88	\$216,298.73
<b>Program Funds Drawdown</b>	\$7,581.88	\$148,553.13
<b>Program Income Drawdown</b>	\$0.00	\$67,745.60
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$8,213.68	\$216,930.53
Achor Center	\$8,213.68	\$216,930.53
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and rent a foreclosed and vacant multifamily property to households at or below 50% of the AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
<b># ELI Households (0-30% AMI)</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/12



# of Multifamily Units

0

0/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0
# Renter Households	0	0	0	0/12	0/0	0/12	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---





**Grantee Activity Number:** 25210408.112.220131844 (RHB) LH25

**Activity Title:** Achor Center

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Achor Center

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$166,508.20
<b>Total Budget</b>	\$0.00	\$166,508.20
<b>Total Obligated</b>	\$0.00	\$166,508.20
<b>Total Funds Drawdown</b>	\$0.00	\$145,767.30
<b>Program Funds Drawdown</b>	\$0.00	\$104,847.24
<b>Program Income Drawdown</b>	\$0.00	\$40,920.06
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$8,076.52	\$153,843.82
Achor Center	\$8,076.52	\$153,843.82
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/2
<b># ELI Households (0-30% AMI)</b>	0	0/0

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Renter Households	0	0	0	1/2	0/0	1/2	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



**Grantee Activity Number:** 25210408.112.220131844 (RHB) LMMI

**Activity Title:** Achor Center

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Achor Center

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$50,080.55
<b>Total Budget</b>	\$0.00	\$50,080.55
<b>Total Obligated</b>	\$0.00	\$50,080.55
<b>Total Funds Drawdown</b>	\$2,812.56	\$48,386.52
<b>Program Funds Drawdown</b>	\$2,812.56	\$48,386.52
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,043.56	\$48,617.52
Achor Center	\$3,043.56	\$48,617.52
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehabilitate and rent foreclosed units for households below 120% AMI

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	0	1/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	1/1	100.00
# Renter Households	0	0	0	0/0	1/0	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 25210408.113.220131844 (DEM)  
**Activity Title:** COA, Bureau of Code Compliance

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 2008-NSP1-DEMO

**Project Title:**  
 Demolition

**Projected Start Date:**  
 03/05/2009

**Projected End Date:**  
 03/04/2013

**Benefit Type:**  
 Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 COA, Office of Code Compliance

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$301,850.00
<b>Total Budget</b>	\$0.00	\$301,850.00
<b>Total Obligated</b>	\$0.00	\$301,850.00
<b>Total Funds Drawdown</b>	\$5,947.50	\$301,850.00
<b>Program Funds Drawdown</b>	\$5,947.50	\$301,850.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,947.50	\$301,850.00
COA, Office of Code Compliance	\$5,947.50	\$301,850.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To demolish blighted properties adjacent or near NSP funded projects to support the viability of the NSP funded projects and to further the goal of stabilizing declining and distressed neighborhoods.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

The Office of Code Enforcement (OOC) has no further properties designated for demolition under the NSP program at this time.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	16/16
<b># of buildings (non-residential)</b>	0	2/2

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	21/21



# of Singlefamily Units

0

21/21

## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0
# of Persons	17427	5488	29733	77.07

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 25210408.114.220131844 (FIN) 1034 Washington  
**Activity Title:** LBA Construction Financing

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-FIN

**Project Title:**

Financing

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$365,975.00
<b>Total Budget</b>	\$0.00	\$365,975.00
<b>Total Obligated</b>	\$0.00	\$365,975.00
<b>Total Funds Drawdown</b>	\$122,188.28	\$272,268.45
<b>Program Funds Drawdown</b>	\$122,188.28	\$272,268.45
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$92,974.01	\$286,858.66
COA/Fulton County Land Bank Authority	\$92,974.01	\$286,858.66
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To provide Construction Financing to rehabilitate a multi-family foreclosed property.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

The Fulton County/City of Atlanta Land Bank Authority closed its construction loan with Real Estate Alliance Partners (REAL) for the rehabilitation of 1034 Washington Street, a ten-unit, foreclosed apartment complex in a prior quarter. REAL started rehabilitation of 1034 Washington Street in January and is expected to complete the rehabilitation of the entire building during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	2/10
# of Multifamily Units	0	2/10

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	0/0	2/0	100.00
# Renter Households	0	0	0	2/0	0/0	2/0	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---





**Grantee Activity Number:** 25210408.114.220131844 (LBA)  
**Activity Title:** COA/Fulton County Land Bank Authority

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$195,719.57
<b>Total Budget</b>	\$9,486.41	\$195,719.57
<b>Total Obligated</b>	\$9,486.41	\$195,719.57
<b>Total Funds Drawdown</b>	\$0.00	\$195,719.57
<b>Program Funds Drawdown</b>	\$0.00	\$186,233.16
<b>Program Income Drawdown</b>	\$0.00	\$9,486.41
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$195,719.57
COA/Fulton County Land Bank Authority	\$0.00	\$195,719.57
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To provide land banking services to eligible NSP properties.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on these properties. LBA issued a request for proposals to developers interested in developing this property in the last reporting period. Responses were received in September and no developers were selected. A disposition strategy is being developed for the properties.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/6
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/6



**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 25210408.114.220131844 (LBA) Lamar/Wadley

**Activity Title:** Lamar/Wadley Project

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$222,783.60
<b>Total Budget</b>	\$0.00	\$222,783.60
<b>Total Obligated</b>	\$0.00	\$222,783.60
<b>Total Funds Drawdown</b>	\$8,250.00	\$199,682.33
<b>Program Funds Drawdown</b>	\$8,250.00	\$199,682.33
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,180.00	\$199,682.33
COA/Fulton County Land Bank Authority	\$3,180.00	\$199,682.33
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquire and maintain foreclosed multifamily projects in areas of greatest need

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on these properties. LBA issued a request for proposals to developers interested in developing these properties in the last reporting period. Responses were received in September and a developer, APD Solutions, LLC, was selected to develop these properties. It is expected that this property will be transferred once financing is secured.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5

<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
<b>Total</b>	<b>Total</b>



# of Housing Units	0	0/40
# of Multifamily Units	0	0/40

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 25210408.114.220131844 (LBAD)

**Activity Title:** Land Bank Authority Disposition

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$333,607.24
<b>Total Budget</b>	\$0.00	\$333,607.24
<b>Total Obligated</b>	\$0.00	\$333,607.24
<b>Total Funds Drawdown</b>	\$13,931.59	\$197,860.92
<b>Program Funds Drawdown</b>	\$13,931.59	\$197,860.92
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,155.00	\$197,860.92
COA/Fulton County Land Bank Authority	\$5,155.00	\$197,860.92
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To landbank and maintain foreclosed vacant properties for future development.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on all land bank properties. The Partnership for Preservation of Pittsburgh (PPOP) has secured funding for the rehab of ten (10) properties. The ten (10) properties will be transferred from the LBA to PPOP in upcoming reporting periods for redevelopment.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/30

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/31



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 25210408.114.220131844 (RDVA)  
**Activity Title:** COA/Fulton County Land Bank Authority

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$499,037.23
<b>Total Budget</b>	\$0.00	\$499,037.23
<b>Total Obligated</b>	\$0.00	\$499,037.23
<b>Total Funds Drawdown</b>	\$15,324.64	\$381,194.41
<b>Program Funds Drawdown</b>	\$15,324.64	\$381,194.41
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$18,672.70	\$397,056.11
COA/Fulton County Land Bank Authority	\$18,672.70	\$397,056.11
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehab or construct vacant housing units for sale or for rent for household at 120% AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on this property. LBA issued a request for proposals to developers interested in developing this property in the last reporting period. Responses were received in September and a developer, Real Estate Alliance Partners Group, LLC, was selected to developer one (1) property. It is expected that this property will be transferred during the next reporting period. A disposition strategy is being developer for the remaining properties.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/9

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/9	0
# Owner Households	0	0	0	0/0	0/0	0/5	0
# Renter Households	0	0	0	0/0	0/0	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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





**Grantee Activity Number:** 25210408.114.220131844 (RDVA) 339 Holly LMMI  
**Activity Title:** 339 Holly Street (LBA)

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$229,441.77
<b>Total Budget</b>	\$3,479.00	\$229,441.77
<b>Total Obligated</b>	\$3,479.00	\$229,441.77
<b>Total Funds Drawdown</b>	\$2,708.80	\$229,186.99
<b>Program Funds Drawdown</b>	\$2,708.80	\$225,707.99
<b>Program Income Drawdown</b>	\$0.00	\$3,479.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,039.76	\$229,186.99
COA/Fulton County Land Bank Authority	\$1,039.76	\$229,186.99
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire, rehab and rent a multifamily complex to households below 120% AMI

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on this property. LBA issued a request for proposals to developers interested in developing this property in the last reporting period. Responses were received in September and a developer, APD Solutions, LLC, was selected to develop this property. It is expected that the property will be transferred during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	0/40
# of Multifamily Units	0	0/40

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/40	0
# Renter Households	0	0	0	0/0	0/0	0/40	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number:** 25210408.115.220131844 (FIN)

**Activity Title:** Urban Residential Finance Authority

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

2008-NSP1-FIN

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Financing

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Urban Residential Finance Authority

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$44,025.00
<b>Total Budget</b>	\$0.00	\$44,025.00
<b>Total Obligated</b>	\$0.00	\$44,025.00
<b>Total Funds Drawdown</b>	\$0.00	\$43,625.00
<b>Program Funds Drawdown</b>	\$0.00	\$43,625.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$43,625.00
Urban Residential Finance Authority	\$0.00	\$43,625.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To establish financing mechanisms for purchase and redevelopment of foreclosed upon homes for sell to households at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/2
<b># of Singlefamily Units</b>	0	2/2



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	2/2	50.00
# Owner Households	0	0	0	0/0	1/0	2/2	50.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** 25210409.101.220131844 (ADM)

**Activity Title:** PLANNING/ADMINISTRATION

**Activity Category:**

Administration

**Project Number:**

2008-NSP1-ADMIN

**Projected Start Date:**

03/05/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning/Administration

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA, Office of Housing

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,231,608.00
<b>Total Budget</b>	\$0.00	\$1,231,608.00
<b>Total Obligated</b>	\$0.00	\$1,231,608.00
<b>Total Funds Drawdown</b>	\$75,783.31	\$633,331.84
<b>Program Funds Drawdown</b>	\$75,783.31	\$587,733.86
<b>Program Income Drawdown</b>	\$0.00	\$45,597.98
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$46,927.26	\$633,331.84
COA, Office of Housing	\$46,927.26	\$633,331.84
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire , rehabilitate, demolish, and sell of foreclosed and vacant single family homes for at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

During the reporting period, the following supporting efforts to implement the NSP program occurred:

- Five (5) Office of Housing staff members attended the HUD sponsored National Development Council Economic Development Finance certification training in October.
- Two (2) Office of Housing staff members participated in the evaluation of eight (8) proposals for the Fulton County/City of Atlanta Land Bank Authority RFP of NSP properties.
- One (1) Office of Housing staff member attended Gwinnett County's Green Conference in December.
- Office of Housing launched its OOHMAR and RCS database systems in December. OOHMAR is a management analysis and reporting system that allows staff to track all data points related to each developer and property. RCS is a residency certification system that allows staff to track and monitor all principle place of residency requirements. Both systems can generate a multitude of reports for tracking and monitoring purposes.



## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	4
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0