

**Grantee: Atlanta, GA**

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

**July 1, 2011 thru September 30, 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:**  
Reviewed and Approved

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

**Grant Status:**  
Active

**QPR Contact:**  
Valerie Fontaine

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

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

## Disasters:

### Declaration Number

No Disasters Found

## 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	\$11,405,089.71
Total Budget	\$0.00	\$11,405,089.71
Total Obligated	\$0.00	\$11,391,082.00
Total Funds Drawdown	\$394,750.60	\$8,396,893.30
Program Funds Drawdown	\$309,906.37	\$7,520,795.00
Program Income Drawdown	\$84,844.23	\$876,098.30
Program Income Received	\$49,221.52	\$961,926.73
Total Funds Expended	\$636,552.62	\$8,651,480.80



Match Contributed	\$0.00	\$0.00
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## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$0.00	\$557,548.53
Limit on State Admin	\$0.00	\$557,548.53

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,574,662.71

## Overall Progress Narrative:

Program Developments- Current Reporting Period

- During the reporting period, NSP recipients were successful in completing four (4) units and ninety-four (94) units were under construction at the end of the reporting period.
- During the reporting period, two (2) units were sold and nine (9) units were rented to eligible households.

Program Developments- All reporting Periods

- The City has been successful in obligating 100% of the NSP funds awarded and expending 74% of the allocation of which 7% came from Program Income. The City obligated 33% and has drawn 21% 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 48 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 twenty-two (22) NSP units were rented to income eligible households. Twenty-three (23) 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	\$47,703.05	\$1,231,608.00	\$511,950.55
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$138,954.01	\$6,975,000.00	\$4,661,330.15
2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$295,902.50



2008-NSP1-FIN, Financing	\$200.00	\$410,000.00	\$193,705.17
2008-NSP1-LBA, Land Banking	\$105,537.26	\$742,624.00	\$561,594.82
2008-NSP1-REDV, Redevelopment	\$17,512.05	\$2,655,000.00	\$1,587,704.26



## 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 ( HouseHold )

**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>Jul 1 thru Sep 30, 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>	\$275.00	\$182,052.38
<b>Program Funds Drawdown</b>	\$275.00	\$182,052.38
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$78,874.38	\$78,874.38
<b>Total Funds Expended</b>	\$275.00	\$182,052.38
Resources for Residents and Communities	\$275.00	\$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) executed their HOME contract during an earlier reporting period. Additional due diligence (asbestos testing and lead testing) was completed during this reporting period and rehabilitation of the two (2) properties (1380 Centra Villa Drive and 1860 Beecher Road) is expected to begin during the next reporting period. The remaining properties are expected to begin rehabilitation during the first quarter of next year.

RRC sold (1) property (2277 Boulevard Granada) during a previous reporting period. This property was previously designated as a LMMI property, but the homebuyer was a 50% of AMI buyer, so the property was shifted to LH25.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/164
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/344
# of Singlefamily Units	1	1/136

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/99	0/0	1/236	100.00
# Owner Households	1	0	1	1/7	0/0	1/42	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
2277 Boulevard Granada	Atlanta	NA	NA	30311	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Resources for Residents and Communities

Overall	Jul 1 thru Sep 30, 2011	To Date
<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>	\$16,321.15	\$372,870.44
<b>Program Funds Drawdown</b>	\$10,419.61	\$327,050.22
<b>Program Income Drawdown</b>	\$5,901.54	\$45,820.22
<b>Program Income Received</b>	(\$78,874.38)	\$92,502.66
<b>Total Funds Expended</b>	\$28,528.59	\$385,077.88
Resources for Residents and Communities	\$28,528.59	\$385,077.88
<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.

- 1223 Spring Park Drive - Rehabilitation was completed during a previous reporting period. The previously reported sales contract did not close and the property is currently being re-marketed for sale.
- 1375 Centra Villa Dr - The Notice to Proceed with rehab was provided in October 2010, however the developer was unable to move forward with rehab at that time. The Developer has completed the lead assessment and asbestos abatement testing and is in the process of revising the Section 106 scope. Rehabilitation is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	1/164



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/344
# of Singlefamily Units	0	1/136

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/99	1/0	1/236	100.00
# Owner Households	0	0	0	0/7	1/0	1/42	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 (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 ( HouseHold )

**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	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$523,908.80
<b>Total Budget</b>	\$0.00	\$523,908.80
<b>Total Obligated</b>	\$0.00	\$522,866.50
<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**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	17/164
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	17/344
<b># of Singlefamily Units</b>	0	17/136



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/99	0/0	0/236	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:** 25210408.104.220131844 (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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

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

Overall	Jul 1 thru Sep 30, 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>	\$53,721.15	\$144,805.38
<b>Program Funds Drawdown</b>	\$0.00	\$76,319.73
<b>Program Income Drawdown</b>	\$53,721.15	\$68,485.65
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$70,380.54	\$176,573.38
Partnership for the Preservation of Pittsburgh	\$70,380.54	\$176,573.38
<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) completed rehabilitation of one (1) property (874 Welch Street) and leased one (1) property during this reporting period. PPoP is continuing pre-development activities and pre-screening for a potential tenant for one (1) property (953 Welch Street) and upon selection will begin rehabilitation in an upcoming reporting period.

- 874 Welch Street - Rehabilitation began in October and was complete in July, This property was rented in July.

**Accomplishments Performance Measures**

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	1	2/164



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/344
# of Singlefamily Units	1	2/136

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	1/99	1/0	2/236	100.00
# Renter Households	0	1	1	1/92	1/0	2/186	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
874 Welch Street	Atlanta	NA	NA	30310	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>25210408.104.220131844 (RHB) LH25</b>
<b>Activity Title:</b>	<b>Partnership for the Preservation of Pittsburgh</b>

**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 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>	\$43,870.61	\$109,527.91
<b>Program Funds Drawdown</b>	\$42,642.17	\$107,086.89
<b>Program Income Drawdown</b>	\$1,228.44	\$2,441.02
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$78,731.01	\$144,388.31
Partnership for the Preservation of Pittsburgh	\$78,731.01	\$144,388.31
<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) continued rehabilitation of one (1) property (762 Humphries Street) and leased one (1) property (894 Welch Street) during this reporting period.

- 762 Humphries Street - Rehabilitation began in October and is expected to be completed during the next reporting period. Potential tenant application received and is under review for move-in during the next reporting period.
- 894 Welch Street - Rehabilitation began in October and was complete in August. This property was rented in August.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	1/164
<b># ELI Households (0-30% AMI)</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/344
# of Singlefamily Units	1	1/136

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/99	0/0	1/236	100.00
# Renter Households	1	0	1	1/92	0/0	1/186	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
894 Welch Street	Atlanta	NA	NA	30310	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



**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 ( HouseHold )

**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	Jul 1 thru Sep 30, 2011	To Date
<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. The following is the construction delivery date for the NSP units.

- November 2011 Delivery Date: 13 NSP Units
- December 2011 Delivery Date: 11 NSP Units
- January 2012 Delivery Date: 16 NSP Units

The leasing agreement, tenant file checklist and tenant selection policy was submitted by the property management team for review and approval in preparation for lease-up during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/164



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/344

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/99	0/0	0/236	0
# Renter Households	0	0	0	0/92	0/0	0/186	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:** 25210408.106.220131844 (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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Jul 1 thru Sep 30, 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>	1	1/164
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/344
<b># of Singlefamily Units</b>	0	1/136



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/99	0/0	1/236	100.00
# Renter Households	0	0	0	1/92	0/0	1/186	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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<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>	\$15,898.97	\$225,131.36
<b>Program Funds Drawdown</b>	\$15,898.97	\$165,090.69
<b>Program Income Drawdown</b>	\$0.00	\$60,040.67
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$66,822.53	\$250,516.15
Real Estate Alliance Partners	\$66,822.53	\$250,516.15
<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) continued the rehabilitation of one (1) property (197 South Avenue) and leased one (1) unit at one (1) property (207 South Avenue) during this reporting period.

- 197 South Avenue - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 207 South Avenue - Rehabilitation was completed in a prior reporting period. The second and final unit was leased in August.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	1/164



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/344
# of Singlefamily Units	1	1/136

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/99	1/0	1/236	100.00
# Renter Households	0	1	1	0/92	1/0	1/186	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
207 South Avenue, Unit B	Atlanta	NA	NA	30315	Not Validated / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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



**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Jul 1 thru Sep 30, 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>	\$0.00	\$318,596.63
<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	\$133,010.85
<b>Total Funds Expended</b>	(\$26,895.22)	\$171,954.69
Real Estate Alliance Partners	(\$26,895.22)	\$171,954.69
<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	2/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/344
<b># of Singlefamily Units</b>	0	2/136



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/99	0/0	2/236	100.00
# Owner Households	0	0	0	2/7	0/0	2/42	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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Jul 1 thru Sep 30, 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>	\$0.00	\$881,403.37
<b>Total Funds Drawdown</b>	\$23,899.20	\$931,046.07
<b>Program Funds Drawdown</b>	\$23,899.20	\$874,381.72
<b>Program Income Drawdown</b>	\$0.00	\$56,664.35
<b>Program Income Received</b>	\$20,921.61	\$278,196.45
<b>Total Funds Expended</b>	\$51,264.01	\$957,054.43
Real Estate Alliance Partners	\$51,264.01	\$957,054.43
<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) completed the rehabilitation of one (1) property (934 Violet Street).

- 984 Violet Street - Rehabilitation was completed in a prior reporting period. This property is under contract for sale during the next reporting period.
- 934 Violet Street - Rehabilitation was completed in September. 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	8/164



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/344
# of Singlefamily Units	0	8/136

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/99	4/0	8/236	50.00
# Owner Households	0	0	0	0/7	4/0	8/42	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	

---





<b>Grantee Activity Number:</b>	<b>25210408.108.220131844 (RHB) 1058 Oglethorpe LH25</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 ( HouseHold )

**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:**

Atlanta Regional Housing Partners

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<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>	\$0.00	\$70,510.69
Atlanta Regional Housing Partners	\$0.00	\$70,510.69
<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**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/344



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/99	0/0	0/236	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 ( HouseHold )

**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>Jul 1 thru Sep 30, 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>	\$0.00	\$211,532.05
Atlanta Regional Housing Partners	\$0.00	\$211,532.05
<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	0/164
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/344



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/99	0/0	0/236	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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Atlanta Regional Housing Partners

**Overall**

	<b>Jul 1 thru Sep 30, 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>	\$0.00	\$122,346.40
<b>Program Funds Drawdown</b>	\$0.00	\$122,346.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$12,106.56	\$134,452.96
Atlanta Regional Housing Partners	\$12,106.56	\$134,452.96
<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) sold one (1) property (409 Inman 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.

- 409 Inman Street - Rehabilitation was completed during a previous reporting period. This property was sold to a homebuyer in September.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	2/164



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/344
# of Singlefamily Units	1	2/136

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	1/99	1/0	2/236	100.00
# Owner Households	0	1	1	0/7	1/0	1/42	100.00
# Renter Households	0	0	0	1/92	0/0	1/186	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
409 Inman Street	Atlanta	NA	NA	30310	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Colquitt Construction DBA Green House Renovations

**Overall**

	<b>Jul 1 thru Sep 30, 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	1/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/344
<b># of Singlefamily Units</b>	0	1/136



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/99	0/0	1/236	100.00
# Owner Households	0	0	0	1/7	0/0	1/42	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:** 25210408.109.220131844 (RHB) LMMI

**Activity Title:** Colquitt Construction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**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:**

Colquitt Construction DBA Green House Renovations

Overall	Jul 1 thru Sep 30, 2011	To Date
<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>	\$21,970.00	\$789,340.24
<b>Program Funds Drawdown</b>	\$21,970.00	\$673,406.27
<b>Program Income Drawdown</b>	\$0.00	\$115,933.97
<b>Program Income Received</b>	\$28,299.91	\$145,176.58
<b>Total Funds Expended</b>	\$50,583.59	\$817,953.83
Colquitt Construction DBA Green House Renovations	\$50,583.59	\$817,953.83
<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 rehabilitation of one (1) property (812 Braemar Avenue) and sold one (1) property (4028 Doster Drive) during this reporting period.

- 812 Braemar Avenue - Rehabilitation began in June and is expected to be completed during the next reporting period.
- 4028 Doster Drive - Rehabilitation was completed during a previous reporting period. This property was sold to a homebuyer in July.
- 2454 Harvel Drive - Rehabilitation was completed during a previous reporting period. This property is currently being marketed for sale.
- 598 Oakside Drive - Rehabilitation was completed during a previous reporting period. This property is currently being marketed for sale.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties

1

6/164

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/344
# of Singlefamily Units	1	6/136

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/99	4/0	6/236	66.67
# Owner Households	0	1	1	0/7	3/0	5/42	60.00
# Renter Households	0	0	0	0/92	1/0	1/186	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
4028 Doster Drive	Atlanta	NA	NA	30331	Not Validated / N

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Title:** 1003 Fair Street (Pohl)

**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Pohl Real Estate

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<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>	\$0.00	\$43,173.87
<b>Program Funds Drawdown</b>	\$0.00	\$42,745.30
<b>Program Income Drawdown</b>	\$0.00	\$428.57
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$43,173.87
Pohl Real Estate	\$0.00	\$43,173.87
<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**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/344



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/99	0/0	0/236	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

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**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:**

Pohl Real Estate

**Overall**

	<b>Jul 1 thru Sep 30, 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>	\$0.00	\$17,269.54
<b>Program Funds Drawdown</b>	\$0.00	\$17,098.11
<b>Program Income Drawdown</b>	\$0.00	\$171.43
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$17,269.54
Pohl Real Estate	\$0.00	\$17,269.54
<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	0/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/344



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/99	0/0	0/236	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 ( HouseHold )

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 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>	\$35,575.80	\$369,630.72
<b>Program Funds Drawdown</b>	\$15,061.70	\$305,923.44
<b>Program Income Drawdown</b>	\$20,514.10	\$63,707.28
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$20,847.49	\$375,416.51
Pohl Real Estate	\$20,847.49	\$375,416.51
<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) and leased-up four (4) units of one (1) property (425 Holderness 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.

- 425 Holderness Street - Rehabilitation was completed during a previous reporting period. Four (4) units were leased during this reporting period.
- 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>	1	4/164



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	7/344
# of Singlefamily Units	4	7/136

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	7/99	0/0	7/236	100.00
# Renter Households	4	0	4	7/92	0/0	7/186	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
425 Holderness Street, Unit 2	Atlanta	NA	NA	30310	Not Validated / N
425 Holderness Street, Unit 4	Atlanta	NA	NA	30310	Not Validated / N
425 Holderness Street, Unit 1	Atlanta	NA	NA	30310	Not Validated / N
425 Holderness Street, Unit 3	Atlanta	NA	NA	30310	Not Validated / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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





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

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Pohl Real Estate

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$128,236.66
<b>Total Budget</b>	\$0.00	\$128,236.66
<b>Total Obligated</b>	\$0.00	\$128,236.66
<b>Total Funds Drawdown</b>	\$0.00	\$126,765.98
<b>Program Funds Drawdown</b>	\$0.00	\$126,765.98
<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	\$126,765.98
Pohl Real Estate	\$0.00	\$126,765.98
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To acquire and rehabilitate foreclosed homes for households at or below 120% AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Pohl Real Estate has no further properties designated for households at 120% 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	1/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/344
<b># of Multifamily Units</b>	0	0/169



# of Singlefamily Units

0

2/136

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/99	1/0	2/236	100.00
# Renter Households	0	0	0	1/92	1/0	2/186	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 ( HouseHold )

**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>Jul 1 thru Sep 30, 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>	\$1,808.16	\$54,628.40
<b>Total Funds Drawdown</b>	\$1,808.16	\$54,628.40
<b>Program Funds Drawdown</b>	\$1,808.16	\$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>	\$1,808.16	\$54,628.40
University Community Development Corporation	\$1,808.16	\$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 is expected to complete the rehabilitation during the next reporting period. The first two (2) units were completed in July and the tenants moved into the units in July.

**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	0/164

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	2	2/344



# of Multifamily Units

2

2/169

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/99	0/0	2/236	100.00
# Renter Households	2	0	2	2/92	0/0	2/186	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
1437 Lucile Avenue, Unit 3	Atlanta	NA	NA	30310	Not Validated / N
1437 Lucile Avenue, Unit 2	Atlanta	NA	NA	30310	Not Validated / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

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



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

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

University Community Development Corporation

**Overall**

	<b>Jul 1 thru Sep 30, 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>	\$3,616.34	\$108,274.10
<b>Total Funds Drawdown</b>	\$3,616.34	\$108,274.10
<b>Program Funds Drawdown</b>	\$3,616.34	\$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>	\$3,616.34	\$108,274.10
University Community Development Corporation	\$3,616.34	\$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 is expected to complete the rehabilitation 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	0/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/344



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/99	0/0	0/236	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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

University Community Development Corporation

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<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>	(\$5,424.50)	\$437,097.50
<b>Total Funds Drawdown</b>	\$19,261.83	\$403,159.33
<b>Program Funds Drawdown</b>	\$19,261.83	\$359,012.36
<b>Program Income Drawdown</b>	\$0.00	\$44,146.97
<b>Program Income Received</b>	\$0.00	\$211,125.02
<b>Total Funds Expended</b>	\$19,261.83	\$403,159.33
University Community Development Corporation	\$19,261.83	\$402,884.33
<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.

**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	2/164

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



# of Housing Units	0	2/344
# of Singlefamily Units	0	2/136

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/99	0/0	2/236	0.00
# Owner Households	0	0	0	0/7	0/0	2/42	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:** 25210408.113.220131844 (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 ( )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

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

Overall	Jul 1 thru Sep 30, 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>	\$0.00	\$295,902.50
<b>Program Funds Drawdown</b>	\$0.00	\$295,902.50
<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	\$295,902.50
COA, Office of Code Compliance	\$0.00	\$295,902.50
<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) demolished one (1) property (51 Johnson Road). Code Enforcement 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
# of Properties	1	16/164
# of buildings (non-residential)	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	21/344



# of Singlefamily Units

1

21/136

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/99	0/0	0/236	0

## Activity Locations

Address	City	County	State	Zip	Status / Accept
51 Johnson Road	Atlanta	NA	NA	30318	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---



**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Jul 1 thru Sep 30, 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>	\$0.00	\$150,080.17
<b>Program Funds Drawdown</b>	\$0.00	\$150,080.17
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$43,804.48	\$193,884.65
COA/Fulton County Land Bank Authority	\$43,804.48	\$193,884.65
<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 Housing Units</b>	0	2/344
<b># of Multifamily Units</b>	0	2/169



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/99	0/0	2/236	100.00
# Renter Households	0	0	0	2/92	0/0	2/186	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 ( )

**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	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$195,719.57
<b>Total Budget</b>	\$0.00	\$195,719.57
<b>Total Obligated</b>	\$106,898.12	\$186,233.16
<b>Total Funds Drawdown</b>	\$393.27	\$195,719.57
<b>Program Funds Drawdown</b>	\$393.27	\$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>	\$106,898.12	\$195,719.57
COA/Fulton County Land Bank Authority	\$106,898.12	\$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) acquired no additional properties during this reporting period. LBA is continuing property maintenance on all land bank properties. LBA issued a request for proposals to developers interested in developing these properties. Responses are expected back in September and developers will be selected during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/344



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 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 ( )

**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>Jul 1 thru Sep 30, 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>	(\$40,560.05)	\$222,783.60
<b>Total Funds Drawdown</b>	\$25,889.51	\$191,432.33
<b>Program Funds Drawdown</b>	\$25,889.51	\$191,432.33
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$30,959.51	\$196,502.33
COA/Fulton County Land Bank Authority	\$30,959.51	\$196,502.33
<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. Responses are expected back in September and developers will be selected during the next reporting period.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---





**Grantee Activity Number:** 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 ( )

**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>Jul 1 thru Sep 30, 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>	(\$66,338.07)	\$333,607.24
<b>Total Funds Drawdown</b>	\$79,254.48	\$183,929.33
<b>Program Funds Drawdown</b>	\$79,254.48	\$183,929.33
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$88,031.07	\$192,705.92
COA/Fulton County Land Bank Authority	\$88,031.07	\$192,705.92
<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	0/164

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/344



## 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

---



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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 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>	\$0.00	\$365,869.77
<b>Program Funds Drawdown</b>	\$0.00	\$365,869.77
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$93,991.21)	\$378,383.41
COA/Fulton County Land Bank Authority	(\$93,991.21)	\$378,383.41
<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 these properties. LBA issued a request for proposals to developers interested in developing these properties. Responses are expected back in September and developers will be selected 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	0/164
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/344



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/99	0/0	0/236	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:** 25210408.114.220131844 (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 ( HouseHold )

**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>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$229,441.77
<b>Total Budget</b>	\$0.00	\$229,441.77
<b>Total Obligated</b>	\$0.00	\$225,962.77
<b>Total Funds Drawdown</b>	\$5,092.08	\$226,478.19
<b>Program Funds Drawdown</b>	\$1,613.08	\$222,999.19
<b>Program Income Drawdown</b>	\$3,479.00	\$3,479.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,761.12	\$228,147.23
COA/Fulton County Land Bank Authority	\$6,761.12	\$228,147.23
<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. Responses are expected back in September and developers will be selected during the next reporting period.

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

**Activity Title:** Urban Residential Finance Authority

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Urban Residential Finance Authority

**Overall**

	<b>Jul 1 thru Sep 30, 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>	\$200.00	\$43,625.00
<b>Program Funds Drawdown</b>	\$200.00	\$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>	\$200.00	\$43,625.00
Urban Residential Finance Authority	\$200.00	\$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	2/344
<b># of Singlefamily Units</b>	0	2/136



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/99	1/0	2/236	50.00
# Owner Households	0	0	0	0/7	1/0	2/42	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:**

( )

**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>Jul 1 thru Sep 30, 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>	\$47,703.05	\$557,548.53
<b>Program Funds Drawdown</b>	\$47,703.05	\$511,950.55
<b>Program Income Drawdown</b>	\$0.00	\$45,597.98
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$76,559.10	\$586,404.58
COA, Office of Housing	\$76,559.10	\$586,404.58
<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 staff participated in the following events:

- Two (2) Office of Housing staff members attended the HUD sponsored National Development Council Rental Financing certification training in July.
- An Office of Housing staff member attended the HUD Green Building Regional Workshop on July 19, 2011. The workshop focused on the basics of green building science, lessons learned, common practices, preferred methodology and installation techniques.
- An Office of Housing staff member attended the HUD NSP Mortgage Financing Roundtable session on August 30. The session developed an implementation plan for Metro Atlanta on how we can improve communication amongst lenders and NSP grantees and how we need to reassess our programs and dispositions strategies to determine their effectiveness in the current lending market.



## 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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