

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-13-0001

Grantee Name:

Atlanta, GA

Grant Amount:

\$12,316,082.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$1,353,280.02

\$5,359,462.85

\$1,925,665.08

\$0.00

\$45,611.27

\$45,597.51

To Date

\$12,316,082.00

\$12,316,082.00

\$3,500,436.00

\$10,190,205.87

\$4,215,412.06

\$0.00

\$45,611.74

\$45,597.98

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	5.699%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$252,920.72
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

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

Administration

- The Office of Housing entered into contractual agreements with five (5) vendors to provide additional Residential Appraisal Services. The Office of Housing now has seven (7) FHA Appraisers on our approved Appraiser List for NSP.

Program Developments

- City Council approved an Amendment to the NSP Action Plan to shift funds between activities. This reallocation of funds will ensure timely obligation of NSP funds by ensuring each Developer has the resources needed to be successful. Additional funding was made available to the Fulton County/City of Atlanta Land Bank Authority to purchase properties on behalf of the Developers. This change was necessary due to the return of program funds by two developers.
- During the reporting period, NSP recipients were successful in acquiring twenty-eight (28) additional properties. Twelve (12) units completed rehabilitation during the reporting period and fourteen (14) units were under construction at the end of the reporting period.

Developer Training

- The Office of Housing, in conjunction with House to Home, presented a workshop entitled How to Market Your Property Effectively and Create a Pipeline of Buyers. This March workshop included several presenters and discussed various topics such as Preparing Your Home for Sale, Comparing Market Analysis and Pricing, and usage of FMLS, to name a few.
- In April, the Office of Housing and the House to Home Consortium presented a seminar entitled What to expect during the Home Buying Process and How to Layer Multiple Down Payment Assistance Programs. The workshop focused on helping the NSP Developers understand the RESPA guidelines and changes. Several down payment assistant providers presented on opportunities that are available to NSP buyers.
- Several NSP Developers attended an Atlanta SHOCASE briefing sponsored by APD Solutions during the month of May. The event will allow potential homebuyers only to purchase homes through an auction type setting. Two NSP Developers will feature their NSP homes in the event, which has been rescheduled for August.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$23,397.68	\$1,231,608.00	\$196,025.95
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$1,225,214.44	\$6,975,000.00	\$3,113,287.95
2008-NSP1-DEMO, Demolition	\$9,086.00	\$301,850.00	\$24,340.20
2008-NSP1-FIN, Financing	\$42,225.00	\$410,000.00	\$42,225.00
2008-NSP1-LBA, Land Banking	\$52,431.90	\$742,624.00	\$52,431.90
2008-NSP1-REDV, Redevelopment	\$925.00	\$2,655,000.00	\$72,125.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Bucket, Bucket	\$0.00	\$0.00	\$0.00

Activities

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

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Resources for Residents and Communities

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$149,406.00
Expended CDBG DR Funds	(\$149,406.00)	\$0.00
Resources for Residents and Communities	(\$149,406.00)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Resources for Residents and Communities in Georgia, Inc. (RRC) acquired two (2) properties (1860 Beecher Road and 1380 Centra Villa Drive) during this reporting period.

- 1860 Beecher Road is a single family home with 3 bedrooms and 1 bathroom, located in the Cascade Avenue neighborhood of Atlanta (Census Tract 80). This property was acquired in June.
- 1380 Centra Villa Drive is a single family home with 3 bedrooms and 1 bathroom, located in the Venetian Hills neighborhood of Atlanta (Census Tract 80). This property was acquired in June.

During the previous reporting period, the following addresses were entered as Activity Locations: 1375 Centra Villa Road, 1686 Avon Road, 684 Montevista Drive and 1737 Sandtown Road. However, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore all obligations, disbursements and expenditures previously reported have been shifted to 25210408.102.220131844 (RHB) LH25.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	4/0

# of housing units	0	0	0	0/0	0/0	4/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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:	25210408.102.220131844 (ACQ) LMMI
Activity Title:	Resources for Residents and Communities

Activity Category:

Acquisition - general

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Resources for Residents and Communities

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$287,900.00	\$288,250.00
Expended CDBG DR Funds	\$0.00	\$0.00
Resources for Residents and Communities	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) acquired two (2) properties (2277 Boulevard Granada and 1223 Spring Park Drive) during this reporting period.

- 2277 Boulevard Granada is a single family home with 3 bedrooms and 2 bathrooms, located in the Adams Park neighborhood of Atlanta (Census Tract 80). This property was acquired in June.
- 1223 Spring Park Drive is a single family home with 3 bedrooms and 2.5 bathrooms, located in the Audobon Forest neighborhood of Atlanta (Census Tract 79). This property was acquired in June.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore all obligations, disbursements and expenditures previously reported have been shifted to 25210408.102.220131844 (RHB) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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: 25210408.102.220131844 (RHB) LH25
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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Resources for Residents and Communities

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$258,499.00
Total CDBG Program Funds Budgeted	N/A	\$258,499.00
Program Funds Drawdown	\$0.00	\$158,512.93
Obligated CDBG DR Funds	\$167,503.00	\$186,276.00
Expended CDBG DR Funds	\$178,116.00	\$187,222.93
Resources for Residents and Communities	\$178,116.00	\$187,222.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 AML.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Resources for Residents and Communities in Georgia, Inc. (RRC) is working on all pre-development tasks necessary, including contractor selection, Section 106 reviews and lead-based paint risk assessments, to begin rehabilitation of previously acquired properties.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.102.220131844 (ACQ) LH25 have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Resources for Residents and Communities

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$691,501.00
Total CDBG Program Funds Budgeted	N/A	\$691,501.00
Program Funds Drawdown	\$193,000.00	\$193,000.00
Obligated CDBG DR Funds	\$227,750.00	\$227,750.00
Expended CDBG DR Funds	\$198,765.37	\$198,765.37
Resources for Residents and Communities	\$198,765.37	\$198,765.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) started rehabilitation on 684 Montevista Street. Rehabilitation of all other properties previously acquired 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.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.102.220131844 (ACQ) LMMI have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/0	0/5

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

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$514,672.00
Total CDBG Program Funds Budgeted	N/A	\$514,672.00
Program Funds Drawdown	\$192,650.01	\$342,609.36
Obligated CDBG DR Funds	\$61,900.00	\$626,909.35
Expended CDBG DR Funds	\$346,570.74	\$496,530.09
Partnership for the Preservation of Pittsburgh	\$346,570.74	\$496,530.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire blighted and vacant single family homes for rental purposes 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, LLC (PPoP) acquired ten (10) properties during this reporting period.

- 1045 Coleman Street is a single family home with 3 bedrooms and 1 bathroom, located in the Pittsburgh neighborhood of Atlanta (Census Tract 63). This property was acquired in April.
- 1058 Hubbard Street is a single family home with 4 bedrooms and 2 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 63). This property was acquired in April.
- 1133 Windsor Street is a duplex unit with two 2 bedrooms and 2 bathrooms units, located in the Pittsburgh neighborhood of Atlanta (Census Tract 63). This property was acquired in May.
- 1146 Garibaldi Street is a single family home with 3 bedrooms and 1 bathroom, located in the Pittsburgh neighborhood of Atlanta (Census Tract 63). This property was acquired in May.
- 1169 McDaniel Street is a single family home with 4 bedrooms and 3 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 63). This property was acquired in April.
- 887 Coleman Street is a single family home with 3 bedrooms and 2.5 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 57). This property was acquired in April.
- 894 Welch Street is a single family home with 3 bedrooms and 2.5 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 57). This property was acquired in May.
- 902 McDaniel Street is a single family home with 3 bedrooms and 2.5 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 57). This property was acquired in May.
- 907 Sims Street is a single family home with 2 bedrooms and 1 bathroom, located in the Pittsburgh neighborhood of Atlanta (Census Tract 57). This property was acquired in April.
- 995 Smith Street is a single family home with 3 bedrooms and 1 bathroom, located in the Pittsburgh neighborhood of Atlanta (Census Tract 63). This property was acquired in May.

During the previous reporting periods, the following addresses were entered as Activity Locations: 1135 Garibaldi Street, 1153 Garibaldi Street, 1000 Hubbard Street, 1006 Hubbard Street, 1076 Hubbard Street, 762 Humphries Street, 790 Humphries Street, 803 Humphries Street, 806 Humphries Street, 538 Mary Street, 484 Rockwell Street, 995 Sims Street, 1081 Sims Street, 1097 Sims Street, 1154 Sims Street, 903 Smith Street and 782 Welch Street, however, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	17/27
# of housing units	0	0	0	0/0	0/0	17/27
# of Households benefitting	0	0	0	0/27	0/0	0/27

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 (RDVA) LMMI
Activity Title: Partnership for the Preservation of Pittsburgh

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$146,875.00	\$146,875.00
Expended CDBG DR Funds	\$0.00	\$0.00
Partnership for the Preservation of Pittsburgh	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh, LLC (PPoP) acquired four (4) properties during this period.

- 1106 Ira Street is a single family home with 4 bedrooms and 2 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 63). This property was acquired in May.
- 874 Welch Street is a single family home with 3 bedrooms and 3 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 57). This property was acquired in May.
- 886 McDaniel Street is a single family home with 3 bedrooms and 2 bathrooms, located in the Pittsburgh neighborhood of Atlanta (Census Tract 57). This property was acquired in May.
- 953 Welch Street is a single family home with 3 bedrooms and 1 bathroom, located in the Pittsburgh neighborhood of Atlanta (Census Tract 57). This property was acquired in June.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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
Project Number:
 2008-NSP1-REDV
Projected Start Date:
 03/05/2009
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Redevelopment
Projected End Date:
 03/04/2013
Responsible Organization:
 Partnership for the Preservation of Pittsburgh

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$289,851.67	\$289,851.67
Expended CDBG DR Funds	\$0.00	\$0.00
Partnership for the Preservation of Pittsburgh	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh, LLC (PPoP) will rehabilitate six (6) properties on Welch Street (874 Welch St., 918 Welch St., 920 Welch St., 950 Welch St., 953 Welch St., and 957 Welch St.), which will be named their Street of Dreams. This street will demonstrate the vision they have for the entire Pittsburgh neighborhood of Atlanta. They will finalize the scope of work, get Section 106 clearance, finalize the General Contractor selection process and commence construction for all six (6) properties during the next two (2) reporting periods.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/0	0/6

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 (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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$235,328.00
Total CDBG Program Funds Budgeted	N/A	\$235,328.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$43,023.55	\$43,023.55
Expended CDBG DR Funds	\$350.00	\$350.00
Partnership for the Preservation of Pittsburgh	\$350.00	\$350.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh, LLC (PPoP) will rehabilitate one (1) properties on Welch Street (894 Welch St.), which will be apart of their Street of Dreams. This street will demonstrate the vision they have for the entire Pittsburgh neighborhood of Atlanta. They will finalize the scope of work, get Section 106 clearance, finalize the General Contractor selection process and commence construction for the one (1) properties during the next two (2) reporting periods.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/0	0/1

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: 25210408.105.220131844 (NC) Edgewood LMMI**Activity Title: Edgewood Townhomes, LLC****Activity Category:**

Construction of new housing

Activity Status:

Under Way

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Edgewood Townhomes, LLC.

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,000,000.00	\$1,000,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Edgewood Townhomes, LLC.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To redevelop vacant land for the development of a multifamily rental complex for households below 80% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The contract between Edgewood Townhomes, LP and the City of Atlanta was executed during this reporting period. Pre-development work is currently underway and it is expected that the funding sources (including the Low-Income Housing Tax Credits and NSP loan) will be closed during the next reporting period with construction to begin shortly after that.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/40
# of Households benefitting	0	0	0	0/0	0/0	0/40

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 (ACQ) LH25

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Real Estate Alliance Partners

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$167,600.00	\$197,850.00
Expended CDBG DR Funds	(\$108,150.00)	\$0.00
Real Estate Alliance Partners	(\$108,150.00)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) did not acquire any properties during this reporting period.

During the previous reporting period, the following addresses were entered as Activity Locations: 200 South Avenue and 966 Violet Avenue. However, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the rehab narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.106.220131844 (RHB) LH25.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	3/0
# of housing units	0	0	0	0/0	0/0	3/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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: 25210408.106.220131844 (ACQ) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Real Estate Alliance Partners

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$33,250.00)	\$651,790.00
Expended CDBG DR Funds	(\$412,900.00)	\$0.00
Real Estate Alliance Partners	(\$412,900.00)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$0.47)	\$0.00
Program Income Drawdown	\$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) acquired three (3) properties (136 South Avenue, 89 Bill Lucas Street, 934 Violet Street) during this reporting period.

- 136 South Avenue is a single family home with 3 bedrooms and 2.5 bathrooms, located in the Summerhill neighborhood of Atlanta (Census Tract 55.01). This property was acquired in April.
- 89 Bill Lucas Street is a single family home with 5 bedrooms and 3 bathrooms, located in the Summerhill neighborhood of Atlanta (Census Tract 55.01). This property was acquired in April.
- 934 Violet Street is a single family home with 3 bedrooms and 2.5 bathrooms, located in the Peoplestown neighborhood of Atlanta (Census Tract 55.01). This property was acquired in June.

During the previous reporting period, the following addresses were entered as Activity Locations: 93 Little Street, 157 Little Street, 820 Martin Street, 141 South Avenue, 214 South Avenue, 974 Violet Avenue and 984 Violet Avenue. However, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the rehab narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.106.220131844 (RHB) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	6/0
# of housing units	0	0	0	0/0	0/0	6/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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: 25210408.106.220131844 (RDVA) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Responsible Organization:

Real Estate Alliance Partners

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$72,175.00
Expended CDBG DR Funds	(\$71,200.00)	\$0.00
Real Estate Alliance Partners	(\$71,200.00)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) did not acquire any properties during this reporting period.

During the previous reporting period, the following addresses were entered: 197 South Avenue and 207 South Avenue. However, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the rehab narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.106.220131844 (RDVR) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/0
# of housing units	0	0	0	0/0	0/0	6/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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: 25210408.106.220131844 (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

National Objective:

NSP Only - LMMI

Responsible Organization:

Real Estate Alliance Partners

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$430,000.00
Total CDBG Program Funds Budgeted	N/A	\$430,000.00
Program Funds Drawdown	\$0.00	\$71,200.00
Obligated CDBG DR Funds	\$226,005.00	\$226,005.00
Expended CDBG DR Funds	\$71,200.00	\$71,200.00
Real Estate Alliance Partners	\$71,200.00	\$71,200.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) is continuing to complete pre-development work on two (2) properties (197 South Avenue and 207 South Avenue). For both projects, a pre-construction analysis report has been produced and a preliminary meeting has been conducted to discuss the report. Based on report comments, the budget and scope of work are being finalized per unit. A Notice to Proceed will be issued during the next reporting period.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.106.220131844 (RDVA) LMMI have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	0	0	0/0	0/0	0/7

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Real Estate Alliance Partners

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$357,510.00
Total CDBG Program Funds Budgeted	N/A	\$357,510.00
Program Funds Drawdown	\$63,560.50	\$171,985.50
Obligated CDBG DR Funds	\$76,228.50	\$129,587.80
Expended CDBG DR Funds	\$174,780.50	\$175,055.50
Real Estate Alliance Partners	\$174,780.50	\$175,055.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 completed rehabilitation of two (2) properties (200 South Avenue and 93 Little Street) and is continuing to rehabilitate one (1) property (966 Violet Street).

- 200 South Avenue Rehabilitation was completed during the reporting period and the property is currently listed on the market for sale.
- 93 Little Street Rehabilitation was completed during this reporting period and the property was sold to a homebuyer in June.
- 966 Violet Street Rehabilitation began in June and is expected to be complete during the next reporting period.

During the previous reporting period, 200 South Avenue was entered as an Activity Location. However, no National Objective was met during that period. Once this property meets the National Objective, the City of Atlanta will report this property in the narrative.

During the last reporting period 93 Little was entered under the LMMI activity number for REAL. Since this property was sold to an LH25 household we have transferred the obligations and expenses to LH25.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.106.220131844 (ACQ) LH25 have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/4
# of housing units	0	0	0	0/0	0/0	2/4
# of Households benefitting	1	0	1	1/0	0/0	1/4

Activity Locations

Address	City	State	Zip
93 Little Street	Atlanta	NA	30315

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Real Estate Alliance Partners

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$842,490.00
Total CDBG Program Funds Budgeted	N/A	\$842,490.00
Program Funds Drawdown	\$154,367.60	\$568,462.60
Obligated CDBG DR Funds	\$17,089.14	\$91,264.14
Expended CDBG DR Funds	\$639,821.40	\$641,016.40
Real Estate Alliance Partners	\$639,821.40	\$641,016.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$45,584.22	\$45,584.22
Program Income Drawdown	\$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) has completed rehabilitation of six (6) properties (974 Violet Street, 984 Violet Street, 157 Little Street, 820 Martin Street, 141 South Avenue and 214 South Avenue) and is continuing to rehabilitate two (2) properties (136 South Avenue and 89 Bill Lucas Street).

- 974 Violet Street Rehabilitation was completed and the property is under contract with a homebuyer. It is expected that this property will close during the next reporting period.
- 984 Violet Street Rehabilitation was completed and the property is currently listed on the market for sale.
- 157 Little Street Rehabilitation was completed and the property is under contract with a homebuyer. It is expected that this property will close during the next reporting period.
- 820 Martin Street Rehabilitation was completed during this reporting period and the property was sold to a homebuyer in June.
- 141 South Avenue Rehabilitation was completed and the property is currently listed on the market for sale.
- 214 South Avenue Rehabilitation was completed during this reporting period and the property was sold to a homebuyer in June.
- 89 Bill Lucas Street Rehabilitation began in June and is expected to be complete during the next reporting period.
- 934 Violet Street Rehabilitation began in June and is expected to be complete during the next reporting period.
- 136 South Avenue A pre-construction conference was held in June with the City of Atlanta, REAL, the contractor and the construction monitor. The notice to proceed for the rehabilitation will be issued during the next reporting period.

During the previous reporting period, the following addresses were entered as Activity Locations: 93 Little Street, 157 Little Street, 820 Martin Street, 974 Violet Street and 984 Violet Street. However, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative. 93 Little was originally documented under this activity number, however this house was sold to a LH25 household. The funds obligated

and expended were transferred to the LH25 activity number for REAL.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.106.220131844 (ACQ) LMMI have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	4/11
# of housing units	0	0	0	0/0	0/0	4/11
# of Households benefitting	0	2	2	0/0	2/0	2/11

Activity Locations

Address	City	State	Zip
214 South Avenue	Atlanta	NA	30315
820 Martin Street	Atlanta	NA	30315

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 (ACQ) 1058 Oglethorpe LH25

Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Atlanta Regional Housing Partners

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,390.92	\$67,440.92
Expended CDBG DR Funds	(\$65,425.00)	\$0.00
Atlanta Regional Housing Partners	(\$65,425.00)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Atlanta Regional Housing Partners (ARHP) successfully acquired this property during the last reporting period.

During the previous reporting period, 1058 Oglethorpe Avenue and four (4) of its units were entered as an Activity Locations, however, no National Objective was met during that period. As these units meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.108.220131844 (RHB) 1058 Oglethorpe LH25.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/0
# of housing units	0	0	0	0/0	0/0	4/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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 (ACQ) 1058 Oglethorpe LMMI

Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Atlanta Regional Housing Partners

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$59,574.76	\$202,322.76
Expended CDBG DR Funds	(\$196,975.00)	\$0.00
Atlanta Regional Housing Partners	(\$196,975.00)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease 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) successfully acquired this property during the last reporting period.

During the previous reporting period, the twelve (12) units at 1058 Oglethorpe Avenue were entered as an Activity Locations, however, no National Objective was met during that period. As these units meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.108.220131844 (ACQ) 1058 Oglethorpe LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/0
# of housing units	0	0	0	0/0	0/0	12/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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 (ACQ) LMMI

Activity Title: Atlanta Regional Housing Partners

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Atlanta Regional Housing Partners

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$98,791.60)	(\$73,527.60)
Expended CDBG DR Funds	(\$69,304.87)	\$0.00
Atlanta Regional Housing Partners	(\$69,304.87)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) acquired one (1) property (409 Inman Street) during this reporting period.

- 409 Inman Street is a single-family home with 3 bedroom and 1 bathroom, located in the Westview Neighborhood of Atlanta (Census Tract 40). This property was acquired in May.

During the previous reporting period, the following addresses were entered as Activity Locations: 1234 Elizabeth Avenue, 1425 Lockwood Drive and 2926 Keats Drive, however, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.108.220131844 (RHB) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	3/0
# of housing units	0	0	0	0/0	0/0	3/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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) 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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Atlanta Regional Housing Partners

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$127,146.00
Total CDBG Program Funds Budgeted	N/A	\$127,146.00
Program Funds Drawdown	\$2,078.42	\$67,503.42
Obligated CDBG DR Funds	\$59,105.08	\$59,705.08
Expended CDBG DR Funds	\$70,254.44	\$70,254.44
Atlanta Regional Housing Partners	\$70,254.44	\$70,254.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Atlanta Regional Housing Partners (ARHP) is expected to begin rehabilitation of 1058 Oglethorpe Avenue during the next reporting period once all pre-development work has been completed.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.108.220131844 (ACQ) 1058 Oglethorpe LH25 have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

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 LMMI

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Atlanta Regional Housing Partners

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$403,029.00
Total CDBG Program Funds Budgeted	N/A	\$403,029.00
Program Funds Drawdown	\$6,235.26	\$202,510.26
Obligated CDBG DR Funds	\$198,906.24	\$200,706.24
Expended CDBG DR Funds	\$210,763.30	\$210,763.30
Atlanta Regional Housing Partners	\$210,763.30	\$210,763.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) is expected to begin rehabilitation of 1058 Oglethorpe Avenue during the next reporting period once all pre-development work has been completed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/0	0/12

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Atlanta Regional Housing Partners

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$219,825.00
Total CDBG Program Funds Budgeted	N/A	\$219,825.00
Program Funds Drawdown	\$34,112.53	\$104,117.40
Obligated CDBG DR Funds	\$98,088.02	\$108,743.02
Expended CDBG DR Funds	\$104,117.40	\$104,117.40
Atlanta Regional Housing Partners	\$104,117.40	\$104,117.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease 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) completed rehabilitation of one (1) property (2926 Keats Drive). Rehabilitation of all other previously acquired 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.

- 2926 Keats Drive - Rehabilitation was completed during this reporting period and the property is currently listed on the market for rent.

During the previous reporting period, 2926 Keats Drive was entered as an Activity Location and Performance Measure, however, no National Objective was met during that period. As this property meet the National Objective, the City of Atlanta will report this property in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.108.220131844 (RHB) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/4
# of housing units	0	0	0	0/0	0/0	1/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

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 (ACQ) LMMI

Activity Title: Colquitt Construction

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$27,400.26	\$299,249.47
Expended CDBG DR Funds	(\$270,449.21)	\$0.00
Colquitt Construction DBA Green House Renovations	(\$270,449.21)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 acquired one (1) property (598 Oakside Drive) during this reporting period.

- 598 Oakside Drive is a single-family home with 3 bedroom and 1 bathroom, located in the Collier Heights Neighborhood of Atlanta (Census Tract 82.01). This property was acquired in May.

During previous reporting period, the following addresses were entered: 3812 Benjamin Court, 2765 Collier Drive, 2718 Crescendo Drive, 4028 Doster Drive, 2454 Harvel Drive, 2444 Main Street and 3779 Rockport Drive as Activity Locations. However, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.109.220131844 (RHB) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	7/0
# of housing units	0	0	0	0/0	0/0	9/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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: 25210408.109.220131844 (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

National Objective:

NSP Only - LMMI

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$295,637.30	\$500,771.51
Obligated CDBG DR Funds	\$507,533.00	\$686,534.00
Expended CDBG DR Funds	\$520,902.84	\$572,103.84
Colquitt Construction DBA Green House Renovations	\$520,902.84	\$572,103.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 has completed rehabilitation of two (2) properties (3812 Benjamin Court and 2444 Main St) and has started rehabilitation of three (3) properties (3779 Rockport Place, 876 Plainville Place and 4028 Doster Drive). Rehabilitation of all other properties previously acquired is expected to begin in the next reporting period once all pre-development work has been completed including, Section 106 reviews and lead-based paint risk assessments.

- 3812 Benjamin Court - Rehabilitation is complete and the property has a sales contract.
- 2444 Main Street - Rehabilitation was completed during this reporting period and the property is currently being marketed for sale.
- 3779 Rockport Place - Rehabilitation began in March and is expected to be completed during the next reporting period.
- 876 Plainville Place - Rehabilitation began in April and is expected to be completed in the next reporting period.
- 4028 Doster Drive - Rehabilitation began in June and is expected to be completed in the next reporting period.

During the previous reporting period, the following addresses were entered: 3812 Benjamin Court, 2444 Main Street and 3779 Rockport Drive as Activity Locations and Performance Measures, however, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.109.220131844 (ACQ) LMMI have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	3/10
# of housing units	0	0	0	0/0	0/0	3/10
# of Households benefitting	0	0	0	0/0	0/0	0/10

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 (ACQ) 1003 Fair LH25

Activity Title: 1003 Fair Street (Pohl)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Pohl Real Estate

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$51,500.00	\$51,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Pohl Real Estate	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Pohl Real Estate acquired one (1) property (1003 Fair Street) during this reporting period.

- 1003 Fair Street is a seven unit multi-family property consisting of 1 bedroom/1 bathroom units and is located in Ashview Heights Neighborhood of Atlanta (Census Tract 39). This property was acquired in April.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.110.220131844 (RHB) 1003 Fair LH25 (5 units) and 25210408.110.220131844 (RHB) 1003 Fair LMMI (2 units).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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 (ACQ) LH25

Activity Title: Pohl Real Estate

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Pohl Real Estate

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$90,650.00)	\$223,875.00
Expended CDBG DR Funds	(\$222,125.00)	\$0.00
Pohl Real Estate	(\$222,125.00)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$13.76	\$13.76
Program Income Drawdown	\$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 did not acquire any properties during this reporting period.

During previous reporting periods, the following addresses were entered as Activity Locations: 384 Altoona Place, 970 Beckwith Street, 483 Holderness Street, 385 Inman Street, 974 Mathews Street and 154 Milton Street. However, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.110.220131844 (RHB) LH25, except for funds allocated to 483 Holderness that has been shifted to 25210408.110.220131844 (RHB) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	4/0
# of housing units	0	0	0	0/0	0/0	8/0
# of Households benefitting	0	0	0	1/0	0/0	1/0

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 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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pohl Real Estate

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$89,781.92
Total CDBG Program Funds Budgeted	N/A	\$89,781.92
Program Funds Drawdown	\$37,255.81	\$37,255.81
Obligated CDBG DR Funds	\$90,715.00	\$90,715.00
Expended CDBG DR Funds	\$30,916.32	\$30,916.32
Pohl Real Estate	\$30,916.32	\$30,916.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Pohl Real Estate is expected to begin rehabilitation of 1003 Fair Street during the next reporting period once all pre-development work has been completed.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, obligations, disbursements and expenditures previously reported under 25210408.110.220131844 (ACQ) 1003 Fair LH25 have been shifted to this activity number for five (5) units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	0	0	0/0	0/0	0/7

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Pohl Real Estate

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$63,718.08
Total CDBG Program Funds Budgeted	N/A	\$63,718.08
Program Funds Drawdown	\$14,923.19	\$14,923.19
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$22,387.68	\$22,387.68
Pohl Real Estate	\$22,387.68	\$22,387.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Pohl Real Estate is expected to begin rehabilitation of 1003 Fair Street during the next reporting period once all pre-development work has been completed.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore all of the budget, obligations, disbursements and expenditures previously reported under 25210408.110.220131844 (ACQ) 1003 Fair LH25 have been shifted to this activity number for two (2) units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/0	0/0	0/2

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

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pohl Real Estate

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$518,263.34
Total CDBG Program Funds Budgeted	N/A	\$518,263.34
Program Funds Drawdown	\$17,728.73	\$147,129.32
Obligated CDBG DR Funds	\$267,405.59	\$354,129.59
Expended CDBG DR Funds	\$119,746.98	\$155,259.23
Pohl Real Estate	\$119,746.98	\$155,259.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$13.76	\$13.76
Program Income Drawdown	\$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 is rehabilitating two (2) properties (970 Beckwith Street and 154 Milton Street) during this reporting period. Rehabilitation of all other properties previously acquired 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.

- 970 Beckwith Street - Rehabilitation began in March and is expected to be complete during the next reporting period.
- 154 Milton Street - Rehabilitation began in May and is expected to be completed during the next reporting period.

During the previous reporting period, 970 Beckwith Street was entered as an Activity Location and Performance Measure, however, no National Objective was met during that period. As this property meet the National Objective, the City of Atlanta will report this property in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore all of the budget, obligations, disbursements and expenditures previously reported under 25210408.110.220131844 (ACQ) LH25 have been shifted to this activity number, except for funds allocated to 483 Holderness Street.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/9

# of housing units	0	0	0	0/0	0/0	3/14
# of Households benefitting	2	0	2	3/0	0/0	3/14

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) 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

National Objective:

NSP Only - LMMI

Responsible Organization:

Pohl Real Estate

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$128,236.66
Total CDBG Program Funds Budgeted	N/A	\$128,236.66
Program Funds Drawdown	\$0.00	\$128,236.66
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$128,236.66	\$128,236.66
Pohl Real Estate	\$128,236.66	\$128,236.66
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 completed rehabilitation of one (1) property (483 Holderness).

- 483 Holderness Street - Rehabilitation of Units A and B was completed in February. Unit A and Unit B have been rented during the reporting period.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore all of the budget, obligations, disbursements and expenditures previously reported under 25210408.110.220131844 (ACQ) LH25 to 483 Holderness Street have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	2	0/0	0/0	2/2
# of Households benefitting	1	1	2	1/0	1/0	2/2

Activity Locations

Address	City	State	Zip
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483 Holderness Street, Unit A	Atlanta	NA	30310
483 Holderness St Unit B	Atlanta	NA	30310

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

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

University Community Development Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$52,820.24
Total CDBG Program Funds Budgeted	N/A	\$52,820.24
Program Funds Drawdown	\$52,580.00	\$52,580.00
Obligated CDBG DR Funds	\$52,820.24	\$52,820.24
Expended CDBG DR Funds	\$52,580.00	\$52,580.00
University Community Development Corporation	\$52,580.00	\$52,580.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

University Community Development Corporation (UCDC) acquired one (1) property (1437 Lucile Street) during this reporting period.

- 1437 Lucile Avenue is a twelve (12) unit property comprised of a 2 bedroom and 1 bathroom units located in the Westview Neighborhood of Atlanta (Census Tract 42). Four (4) of these units will be designated as LH25. This property was acquired in June.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

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

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

National Objective:

NSP Only - LMMI

Responsible Organization:

University Community Development Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$104,657.76
Total CDBG Program Funds Budgeted	N/A	\$104,657.76
Program Funds Drawdown	\$104,148.00	\$104,148.00
Obligated CDBG DR Funds	\$104,657.76	\$104,657.76
Expended CDBG DR Funds	\$104,148.00	\$104,148.00
University Community Development Corporation	\$104,148.00	\$104,148.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

University Community Development Corporation (UCDC) acquired one (1) property (1437 Lucile Street) during this reporting period.

- 1437 Lucile Avenue is a twelve (12) unit property comprised of a 2 bedroom and 1 bathroom units located in the Westview Neighborhood of Atlanta (Census Tract 42). Eight (8) of these units will be designated as LH25. This property was acquired in June.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8

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) LMMI
Activity Title:	University Community Development Corporation

Activity Category:

Acquisition - general

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

National Objective:

NSP Only - LMMI

Responsible Organization:

University Community Development Corporation

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$215,501.30)	\$59,430.17
Expended CDBG DR Funds	(\$48,642.26)	\$0.00
University Community Development Corporation	(\$48,642.26)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell 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:

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

- 742 Peeples Street is a single-family home with 4 bedroom and 2 bathrooms, located in the West End Neighborhood of Atlanta (Census Tract 42). This property was acquired in April.

During the previous reporting period, the following addresses were entered: 996 Beckwith Street and 1501 Stokes Avenue as Activity Locations, however, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.111.220131844 (RHB) LMMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/0
# of housing units	0	0	0	0/0	0/0	2/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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

National Objective:

NSP Only - LMMI

Responsible Organization:

University Community Development Corporation

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$442,522.00
Total CDBG Program Funds Budgeted	N/A	\$442,522.00
Program Funds Drawdown	\$52,240.95	\$101,158.21
Obligated CDBG DR Funds	\$255,580.18	\$382,916.18
Expended CDBG DR Funds	\$0.00	\$275.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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) is rehabilitating two (2) properties.

- 996 Beckwith - Rehabilitation began in March, but was delayed due to lead-based paint remediation issues. Rehabilitation is expected to be complete during the next reporting period.
- 1501 Stokes Avenue - Rehabilitation began in April and is expected to be complete during the next reporting period.

During the previous reporting period, 996 Beckwith Street was entered as an Activity Location and Performance Measure, however, no National Objective was met during that period. As this property meets the National Objective, the City of Atlanta will report this property in the narrative.

UCDC had expenditures for the quarter totaling \$146,362.34 but due to an error with DRGR, the system would not allow for this information to be entered into the system.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.111.220131844 (ACQ) LMMI have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/3

# of housing units	0	0	0	0/0	0/0	1/3
# of Households benefitting	0	0	0	0/0	0/0	0/3

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 (ACQ) 340 Holly LH25

Activity Title: 340 Holly Street (Achor Center)

Activity Category:

Acquisition - general

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,496.00	\$131,996.00
Expended CDBG DR Funds	(\$128,950.25)	\$0.00
Achor Center	(\$128,950.25)	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Achor Center successfully acquired this property during the last reporting period.

During previous reporting periods, 340 Holly Street and its twelve (12) units were entered as Activity Locations and Performance Measures, however, no National Objective was met during that period. As these units meet the National Objective, the City of Atlanta will report these units in the narrative.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.112.220131844 (RHB) 340 Holly LH25.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/0
# of housing units	0	0	0	0/0	0/0	12/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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 (ACQ) LH25

Activity Title: Achor Center

Activity Category:

Acquisition - general

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$49.75)	\$85,887.64
Expended CDBG DR Funds	(\$84,737.39)	\$0.00
University Community Development Corporation	(\$84,737.39)	(\$84,462.39)
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Achor Center successfully acquired all properties during the previous reporting periods.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported have been shifted to 25210408.112.220131844 (RHB) LH25.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	3/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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) 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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$708,411.25
Total CDBG Program Funds Budgeted	N/A	\$708,411.25
Program Funds Drawdown	\$2,996.00	\$131,946.25
Obligated CDBG DR Funds	\$559,368.25	\$559,368.25
Expended CDBG DR Funds	\$131,946.25	\$131,946.25
Achor Center	\$131,946.25	\$131,946.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Achor Center is expected to begin rehabilitation of 340 Holly Street during the next reporting period once all pre-development work has been completed.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.112.220131844 (ACQ) LH25 340 Holly LH25 have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/0	0/12

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$216,588.75
Total CDBG Program Funds Budgeted	N/A	\$216,588.75
Program Funds Drawdown	\$1,700.14	\$86,437.53
Obligated CDBG DR Funds	\$99,337.25	\$114,917.25
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Achor Center is continuing to rehabilitate two (2) properties during this reporting period.

- 1125 Jones Avenue - Rehabilitation has begun and is expected to be complete during the next reporting period.
- 715 Florence Place - Rehabilitation has begun and is expected to be complete during the next reporting period.

Achor had expenditures for the quarter totaling \$107,292.28 but due to an error with DRGR, the system would not allow for this information to be entered into the system.

In addition, the City has modified the Action Plan to combine all Acquisition Activity Numbers with their corresponding Rehabilitation Activity Numbers, therefore the budget, all obligations, disbursements and expenditures previously reported under 25210408.112.220131844 (ACQ) LH25 have been shifted to this activity number.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/0	0/0	0/3

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

National Objective:
NSP Only - LMMI

Responsible Organization:
COA, Office of Code Compliance

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$301,850.00
Total CDBG Program Funds Budgeted	N/A	\$301,850.00
Program Funds Drawdown	\$9,086.00	\$24,340.20
Obligated CDBG DR Funds	\$62,746.00	\$218,767.30
Expended CDBG DR Funds	\$194,653.00	\$209,907.20
COA, Office of Code Compliance	\$194,653.00	\$209,907.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 two (2) properties during the reporting period and began pre-demolition activities on one (1) property. OOC has identified an additional nine (9) blighted properties (509 Fletcher Street, 509 Cohen Street, 58 Martin Avenue, 23 Johnson Road, 1059 Cato Street, 8 Blanche Street, 215 Tennessee Avenue, 1021 Ashby Grove and 51 Johnson Road) for the NSP demolition program that should be demolished in the next reporting period.

- 515 Holly Street is located in the Grove Park Neighborhood of Atlanta (Census Tract 85). The asbestos abatement has been completed and the demolition is expected to be completed during the next reporting period. This property is located less than ½ mile from a NSP unit (540 Holly Street).
- 451 Stephens Street was demolished during the reporting period.
- 467 Stephens Street was demolished during the reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	6/10

Activity Locations

Address	City	State	Zip
467 Stephens Street	Atlanta	NA	30310

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

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/04/2013

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$515,064.92
Total CDBG Program Funds Budgeted	N/A	\$515,064.92
Program Funds Drawdown	\$52,431.90	\$52,431.90
Obligated CDBG DR Funds	\$111,630.09	\$146,630.09
Expended CDBG DR Funds	\$149,558.23	\$149,558.23
COA/Fulton County Land Bank Authority	\$149,558.23	\$149,558.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 County/ City of Atlanta Land Bank Authority acquired two (2) properties (1970 Wells Drive and 351 Mary Street) during the reporting period and has four (4) properties (876 Washington Street, 215 Harper Street, 943 SMith Street and 2829 Third Avenue) pending acquisition for the next reporting period.

- 1970 Wells Drive is a single family home with three bedrooms and one bathroom, located in the Cambellton Road Neighborhood of the City of Atlanta (Census Track 76.01).
- 351 Mary Street is a single family home with four bedrooms and two bathrooms, located in the Pittsburgh Neighborhood of the City of Atlanta (Census Track 57).

During previous reporting periods, the following addresses were entered: 1135 Garibaldi Street, 1076 Hubbard Street, 790 Humphries Street, 806 Humphries Street, 903 Smith Street and 782 Welch Street as Activity Locations, however, no National Objective was met during that period. As these properties meet the National Objective, the City of Atlanta will report these properties in the narrative. In addition the obligations, disbursements and expenditures associated with these addresses will now be reported under the 25210408.114.220131844 (LBAD) Activity Number, as these property were land banked and not acquired by the Fulton County/City of Atlanta Land Bank Authority.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	6/15

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)
Activity Title:	COA/Fulton County Land Bank Authority

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$725,000.00
Total CDBG Program Funds Budgeted	N/A	\$725,000.00
Program Funds Drawdown	\$925.00	\$925.00
Obligated CDBG DR Funds	\$458,775.00	\$458,775.00
Expended CDBG DR Funds	\$207,672.50	\$207,672.50
COA/Fulton County Land Bank Authority	\$207,672.50	\$207,672.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

The Fulton County/City of Atlanta Land Bank Authority (LBA) has one (1) vacant multifamily property (339 Holly Street) pending acquisition for the next reporting period. This property has 40 units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/13
# of housing units	0	0	0	0/0	0/0	0/13
# of Households benefitting	0	0	0	0/0	0/0	0/13

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: 25210408.115.220131844 (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

National Objective:

NSP Only - LMMI

Responsible Organization:

Urban Residential Finance Authority

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$44,025.00
Total CDBG Program Funds Budgeted	N/A	\$44,025.00
Program Funds Drawdown	\$42,225.00	\$42,225.00
Obligated CDBG DR Funds	\$17,950.00	\$44,025.00
Expended CDBG DR Funds	\$16,150.00	\$42,225.00
Urban Residential Finance Authority	\$16,150.00	\$42,225.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

The Urban Residential Finance Authority (URFA) closed one (1) new NSP Homebuyer Assistance Loan during the reporting period. Funding was provided to a household earning less than 120% AMI to purchase 204 Ormond Street in the Mechanicsville Neighborhood of Atlanta (Census Tract 56).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/2
# of Households benefitting	0	1	1	0/0	2/0	2/2

Activity Locations

Address	City	State	Zip
204 Ormond Street	Atlanta	NA	30315

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-ADMN

Projected Start Date:

03/05/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning/Administration

Projected End Date:

03/04/2013

Responsible Organization:

COA, Office of Housing

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,231,608.00
Total CDBG Program Funds Budgeted	N/A	\$1,231,608.00
Program Funds Drawdown	\$23,397.68	\$196,025.95
Obligated CDBG DR Funds	\$0.00	\$1,231,608.00
Expended CDBG DR Funds	\$80,292.45	\$252,920.72
COA, Office of Housing	\$80,292.45	\$252,920.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$45,597.51	\$45,597.98

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:

Performance Measures

No 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

