

**Grantee: Atlanta, GA**

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

**January 1, 2011 thru March 31, 2011 Performance Report**

**Grant Number:**

B-08-MN-13-0001

**Obligation Date:****Grantee Name:**

Atlanta, GA

**Award Date:****Grant Amount:**

\$12,316,082.00

**Contract End Date:**

03/17/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$12,316,082.00

**Total CDBG Program Funds Budgeted**

N/A

\$12,316,082.00

**Program Funds Drawdown**

\$775,324.77

\$6,717,167.99

**Program Funds Obligated**

\$171,096.65

\$12,316,082.00

**Program Funds Expended**

\$1,251,191.69

\$7,338,085.33

<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$488,906.42	\$620,917.34
<b>Program Income Drawdown</b>	\$496,635.04	\$628,645.96

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,847,412.30	\$0.00
<b>Limit on Admin/Planning</b>	\$1,231,608.20	\$457,550.01
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$3,079,020.50	\$4,129,154.41

## Overall Progress Narrative:

Program Developments- Current Reporting Period

- During the reporting period, NSP recipients were successful in completing four (4) units during the reporting period and thirty-nine (39) units were under construction at the end of the reporting period.
- During the reporting period, two (2) units were sold and two (2) units were rented to eligible households.

Program Developments- All reporting Periods

- The City has been successful in obligating 100% of the NSP funds awarded and expending 59% of the funds awarded. The City obligated 33% of funds towards housing units to be occupied by households below 50% of the Atlanta Area Median Income.
- The NSP Developers/Sub-Recipients were able to acquire 265 units (210 rental and 55 for sale), rehabilitate 29 units, demolish 17 blighted properties and provide a NSP financing Mechanism to 2 households towards the purchase of foreclosed property. 18 NSP properties were sold and 7 NSP properties were rented to income eligible households. 9 households with income less than 50% AMI benefited from the disposed properties.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
2008-NSP1-ADMN, Planning/Administration	\$84,927.15	\$1,231,608.00	\$411,952.03
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$34,568.18	\$6,975,000.00	\$4,229,065.45
2008-NSP1-DEMO, Demolition	\$84,813.30	\$301,850.00	\$295,902.50

2008-NSP1-FIN, Financing	\$89,149.17	\$410,000.00	\$158,473.67
2008-NSP1-LBA, Land Banking	\$54,465.74	\$742,624.00	\$330,431.82
2008-NSP1-REDV, Redevelopment	\$427,401.23	\$2,655,000.00	\$1,291,342.52
Bucket, Bucket	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>25210408.102.220131844 (RHB) LH25</b>
<b>Activity Title:</b>	<b>Resources for Residents and Communities</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Resources for Residents and Communities

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$258,499.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$258,499.00
<b>Program Funds Drawdown</b>	\$0.00	\$181,777.38
<b>Program Funds Obligated</b>	\$0.00	\$258,499.00
<b>Program Funds Expended</b>	\$0.00	\$181,777.38
Resources for Residents and Communities	\$0.00	\$181,777.38
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Resources for Residents and Communities in Georgia, Inc. (RRC) executed their HOME contract during the last reporting period and is expected to begin rehabilitation of four (4) properties (1380 Centra Villa Drive, 1686 Avon Avenue, 1737 Sandtown Road and 1860 Beecher Road) during the next reporting period once construction costs are finalized.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Resources for Residents and Communities

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$691,501.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$691,501.00
<b>Program Funds Drawdown</b>	\$0.00	\$316,355.61
<b>Program Funds Obligated</b>	\$0.00	\$691,501.00
<b>Program Funds Expended</b>	\$39,918.68	\$356,274.29
Resources for Residents and Communities	\$39,918.68	\$356,274.29
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$92,502.66	\$92,502.66
<b>Program Income Drawdown</b>	\$39,918.68	\$39,918.68

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

Resources for Residents and Communities in Georgia, Inc. (RRC) continued the rehabilitation of one (1) property (1375 Centra Villa Drive) and has two (2) properties (2277 Boulevard Granada and 1223 Spring Park Drive) under contract for sale.

- 2277 Boulevard Granada - Rehabilitation was completed during a previous reporting period. The property is currently under contract to be sold to a homebuyer during the next reporting period.
- 1223 Spring Park Drive - Rehabilitation was completed during a previous reporting period. The property is currently under contract to be sold to a homebuyer during the next reporting period.
- 1375 Centra Villa Dr - Rehabilitation began in October and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$522,866.50
Total CDBG Program Funds Budgeted	N/A	\$522,866.50
Program Funds Drawdown	\$0.00	\$522,866.50
Program Funds Obligated	\$0.00	\$522,866.50
Program Funds Expended	(\$6,686.32)	\$523,908.80
Partnership for the Preservation of Pittsburgh	(\$6,686.32)	\$523,908.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,042.30	\$8,770.92

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

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

**Accomplishments Performance Measures**

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

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

### Beneficiaries Performance Measures

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

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-REDV

**Project Title:**

Redevelopment

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$106,644.23
<b>Program Funds Obligated</b>	\$0.00	\$500,000.00
<b>Program Funds Expended</b>	\$1,725.00	\$121,408.73
Partnership for the Preservation of Pittsburgh	\$1,725.00	\$121,408.73
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$14,764.50	\$14,764.50

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Partnership for the Preservation of Pittsburgh (PPoP) continued the rehabilitation of two (2) property and is continuing pre-development activities and pre-screening for potential tenants for three (3) properties (920 Welch Street, 950 Welch Street, and 953 Welch Street) during this reporting period. PPoP is expected to start rehabilitation on all remaining properties during the next reporting period.

- 918 Welch Street - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 874 Welch Street - Rehabilitation began in October and is expected to be completed during the next reporting period.

\* Please note that this property was not reported as under construction during the last the QPR. While the City of Atlanta had issued a Notice to Proceed for rehabilitation in October, the Developer was waiting on final approval from another funding source to start rehabilitation.

**Accomplishments Performance Measures**

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	0/8

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

## Beneficiaries Performance Measures

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

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$227,133.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$227,133.50
<b>Program Funds Drawdown</b>	\$0.00	\$64,254.72
<b>Program Funds Obligated</b>	\$0.00	\$227,133.50
<b>Program Funds Expended</b>	\$1,212.58	\$65,467.30
Partnership for the Preservation of Pittsburgh	\$1,212.58	\$65,467.30
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$1,212.58	\$1,212.58

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Partnership for the Preservation of Pittsburgh (PPoP) continued the rehabilitation of two (2) properties and has completed the pre-screening of potential tenants.

- 762 Humphries Street - Rehabilitation began in---- October and is expected to be completed during the next reporting period.
- 894 Welch Street - Rehabilitation began in October and is expected to be completed during the next reporting period.

\* Please note that these three properties were not reported as under construction during the last the QPR. While the City of Atlanta had issued a Notice to Proceed for rehabilitation in October, the Developer was waiting on final approval from another funding source to start rehabilitation.

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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

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

**Activity Title:** Edgewood Townhomes, LLC

**Activity Category:**

Construction of new housing

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Edgewood Townhomes, LLC.

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$373,388.40	\$378,388.40
<b>Program Funds Obligated</b>	\$0.00	\$1,000,000.00
<b>Program Funds Expended</b>	\$431,496.00	\$436,496.00
Edgewood Townhomes, LLC.	\$431,496.00	\$436,496.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$58,107.60	\$58,107.60

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Edgewood Townhomes started construction during the last reporting period and the first units are expected to be ready for move-in in July. During this reporting period, the Demolition Scope was completed and approximately 17% of the Vertical Construction has been completed.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/40
<b># of Multifamily Units</b>	0	0/40

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-REDV

**Project Title:**

Redevelopment

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$430,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$430,000.00
<b>Program Funds Drawdown</b>	\$27,597.15	\$123,058.77
<b>Program Funds Obligated</b>	\$0.00	\$430,000.00
<b>Program Funds Expended</b>	\$87,637.82	\$183,099.44
Real Estate Alliance Partners	\$87,637.82	\$183,099.44
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$60,040.67	\$60,040.67

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Real Estate Alliance Partners (REAL) continued the rehabilitation of one (1) property (197 South Avenue) and completed rehabilitation of one (1) property (207 South Avenue) during this reporting period.

- 197 South Avenue - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 207 South Avenue - Rehabilitation began in October and was completed in March. A prospective teen identified and is scheduled to occupy one (1) unit during the next reporting period.

**Accomplishments Performance Measures**

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

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

# of Singlefamily Units

0

0/6

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$318,596.63
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$318,596.63
<b>Program Funds Drawdown</b>	\$0.00	\$196,698.46
<b>Program Funds Obligated</b>	(\$655.00)	\$318,596.63
<b>Program Funds Expended</b>	(\$93,623.87)	\$197,493.46
Real Estate Alliance Partners	(\$93,623.87)	\$197,493.46
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$54,136.50	\$54,136.50
<b>Program Income Drawdown</b>	\$795.00	\$795.00

**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) sold one (1) property during this reporting period.

- 966 Violet Street - Rehabilitation was completed in a prior reporting period and this property was sold to a homebuyer in February. This property was previously designated as a LH25 property, but the homebuyer is a 80% of AMI buyer. This property will be moved to 25210408.106.220131844 (RHB) LMMI during the next reporting period and replaced with another unit.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-2	2/3
<b># of Housing Units</b>	-2	2/3

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$881,403.37
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$881,403.37
<b>Program Funds Drawdown</b>	\$16,585.03	\$744,069.42
<b>Program Funds Obligated</b>	\$0.00	\$881,403.37
<b>Program Funds Expended</b>	\$125,523.90	\$800,733.77
Real Estate Alliance Partners	\$125,523.90	\$800,733.77
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$238,903.53	\$334,360.72
<b>Program Income Drawdown</b>	\$14,520.00	\$56,664.35

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Real Estate Alliance Partners (REAL) continued to rehabilitate of one (1) property (934 Violet Street).

- 984 Violet Street - Rehabilitation was completed in a prior reporting period. This property is currently being marketed for sale.
- 934 Violet Street - The first phase of the rehabilitation began in December and was completed in March. The final phase of the rehabilitation will commence during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-3	7/9
<b># of Housing Units</b>	-3	7/9

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/0	12/9	16.67
# Owner Households	0	0	0	0/0	2/0	12/9	16.67

### Activity Locations

Address	City	State	Zip
974 Violet Avenue	Atlanta	NA	30315
141 South Avenue	Atlanta	NA	30315
136 South Avenue	Atlanta	NA	30315
157 Little Street	Atlanta	NA	30315
89 Bill Lucas Dr	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	

<b>Grantee Activity Number:</b>	<b>25210408.108.220131844 (RHB) 1058 Oglethorpe LH25</b>
<b>Activity Title:</b>	<b>1058 Oglethorpe Street (ARHP)</b>

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

**Activity Status:**  
Under Way

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

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

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

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

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

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Atlanta Regional Housing Partners

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$127,146.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$127,146.00
<b>Program Funds Drawdown</b>	\$0.00	\$70,441.94
<b>Program Funds Obligated</b>	\$0.00	\$127,146.00
<b>Program Funds Expended</b>	\$0.00	\$70,441.94
Atlanta Regional Housing Partners	\$0.00	\$70,441.94
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Atlanta Regional Housing Partners (ARHP) successfully acquired 1058 Oglethorpe Avenue during a previous reporting period. 1058 Oglethorpe Avenue is expected to begin rehabilitation during the next reporting period.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**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

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Atlanta Regional Housing Partners

Overall	Jan 1 thru Mar 31, 2011	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	\$0.00	\$211,325.80
Program Funds Obligated	\$0.00	\$403,029.00
Program Funds Expended	\$0.00	\$211,325.80
Atlanta Regional Housing Partners	\$0.00	\$211,325.80
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) successfully acquired 1058 Oglethorpe Avenue during a previous reporting period. 1058 Oglethorpe Avenue is expected to begin rehabilitation during the next reporting period.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

**Activity Title:** Atlanta Regional Housing Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Atlanta Regional Housing Partners

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$219,825.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$219,825.00
<b>Program Funds Drawdown</b>	\$0.00	\$122,251.40
<b>Program Funds Obligated</b>	\$0.00	\$219,825.00
<b>Program Funds Expended</b>	\$0.00	\$122,251.40
Atlanta Regional Housing Partners	\$0.00	\$122,251.40
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Atlanta Regional Housing Partners (ARHP) completed the rehabilitation of one (1) property (409 Inman Street). Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 409 Inman Street - Rehabilitation began in July and was completed in March. This property is currently being marketed for sale.

**Accomplishments Performance Measures**

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

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

# of Singlefamily Units

0

1/4

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

**Activity Title:** Colquitt Construction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Colquitt Construction DBA Green House Renovations

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

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

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the city limits of Atlanta

**Activity Progress Narrative:**

Colquitt Construction rehabilitated no additional properties during this reporting period.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Colquitt Construction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Colquitt Construction DBA Green House Renovations

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$879,693.90
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$879,693.90
<b>Program Funds Drawdown</b>	\$12,544.00	\$594,001.82
<b>Program Funds Obligated</b>	(\$120,306.10)	\$879,693.90
<b>Program Funds Expended</b>	(\$1,159.20)	\$709,935.79
Colquitt Construction DBA Green House Renovations	(\$1,159.20)	\$709,935.79
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$80,336.70	\$116,876.67
<b>Program Income Drawdown</b>	\$79,394.00	\$115,933.97

**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 rented one (1) property (2444 Main St), completed rehabilitation of one (1) property (2454 Harvel Drive) and started rehabilitation of one (1) property (598 Oakside Drive) during this reporting period. Rehabilitation of the remaining property is expected to begin in the next reporting period once all pre-development work has been completed including Section 106 reviews and lead-based paint risk assessments.

- 2444 Main Street - Rehabilitation was completed during a previous reporting period. This property was rented in January. The beneficiary information for this property has not been entered, because the Action Plan needs to be modified to add rental units.
- 4028 Doster Drive - Rehabilitation was completed during a previous reporting period. This property is currently being marketed for sale.
- 2765 Collier Drive - Rehabilitation was completed during a previous reporting period. This property is currently under contract for purchase during the next reporting period.
- 2454 Harvel Drive - Rehabilitation began in December and was completed in March. This property is currently being market for sale.
- 598 Oakside Drive - Rehabilitation began in March and is expected to be complete during the next reporting period.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-2	4/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	4/9
# of Singlefamily Units	-2	4/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-1	-1	-2	0/0	1/0	3/9	33.33
# Owner Households	-1	-1	-2	0/0	1/0	3/9	33.33

## Activity Locations

Address	City	State	Zip
3779 Rockport Pl	Atlanta	NA	30331
2444 Main Street	Atlanta	NA	30318
3812 Benjamin Court	Atlanta	NA	30331

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Pohl Real Estate

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$109,918.65
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$109,918.65
<b>Program Funds Drawdown</b>	\$1,013.83	\$42,745.30
<b>Program Funds Obligated</b>	\$0.00	\$109,918.65
<b>Program Funds Expended</b>	\$1,442.40	\$43,173.87
Pohl Real Estate	\$1,442.40	\$43,173.87
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$428.57	\$428.57

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

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

**Accomplishments Performance Measures**

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/5
<b># of Multifamily Units</b>	0	0/5

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Pohl Real Estate

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Pohl Real Estate

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$44,896.35
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$44,896.35
<b>Program Funds Drawdown</b>	\$405.53	\$17,098.11
<b>Program Funds Obligated</b>	\$0.00	\$44,896.35
<b>Program Funds Expended</b>	\$576.96	\$17,269.54
Pohl Real Estate	\$576.96	\$17,269.54
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$171.43	\$171.43

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

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

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/2
<b># of Multifamily Units</b>	0	0/2

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Pohl Real Estate

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pohl Real Estate

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$516,948.34
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$516,948.34
<b>Program Funds Drawdown</b>	\$0.00	\$271,404.10
<b>Program Funds Obligated</b>	\$0.00	\$516,948.34
<b>Program Funds Expended</b>	\$43,193.18	\$314,597.28
Pohl Real Estate	\$43,193.18	\$314,597.28
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$13.76)	\$0.00
<b>Program Income Drawdown</b>	\$43,193.18	\$43,193.18

**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 completed rehabilitation and leased one (1) property (974 Mathews Street) during this reporting period. Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 974 Mathews Street - Rehabilitation began in July and was completed in January. This property was rented in January.
- 425 Holderness Street - Rehabilitation began in November and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	3/9

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

# of Housing Units	1	3/14
# of Singlefamily Units	1	3/14

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/0	0/0	3/14	100.00
# Renter Households	1	0	1	3/0	0/0	3/14	100.00

## Activity Locations

Address	City	State	Zip
974 Mathews St	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

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

University Community Development Corporation

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

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

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

University Community Development Corporation (UCDC) started rehabilitation of 1437 Lucile Avenue with HOME funds in January and is expected to complete it during the next reporting period.

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

<b>Grantee Activity Number:</b>	<b>25210408.111.220131844 (RHB) LMMI</b>
<b>Activity Title:</b>	<b>University Community Development Corporation</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

University Community Development Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$442,522.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$442,522.00
<b>Program Funds Drawdown</b>	\$0.00	\$223,022.59
<b>Program Funds Obligated</b>	\$0.00	\$442,522.00
<b>Program Funds Expended</b>	\$44,146.97	\$267,169.56
University Community Development Corporation	\$44,146.97	\$266,894.56
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$44,146.97	\$44,146.97

**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) completed rehabilitation of one (1) property (1501 Stokes Avenue) and sold two (2) properties (996 Beckwith Street and 1501 Stokes Avenue) during this reporting period. Rehabilitation of the remaining property is expected to begin in the next reporting period.

- 996 Beckwith Street - Rehabilitation was completed during a previous reporting period. This property was sold to a homebuyer in March.
- 1501 Stokes Avenue - Rehabilitation began in April and was completed in March. This property was sold to a homebuyer in March.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	2	2/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/3
# of Singlefamily Units	2	2/3

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
1501 Stokes Ave	Atlanta	NA	30310
996 Beckwith St	Atlanta	NA	30314

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 25210408.112.220131844 (RHB) 340 Holly LH25

**Activity Title:** 340 Holly Street (Achor Center)

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Achor Center

Overall	Jan 1 thru Mar 31, 2011	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	\$0.00	\$133,821.25
Program Funds Obligated	\$0.00	\$708,411.25
Program Funds Expended	\$67,745.60	\$201,566.85
Achor Center	\$67,745.60	\$201,566.85
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$67,745.60	\$67,745.60

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Achor Center successfully acquired 340 Holly Street during a previous reporting period. Achor Center is completing the pre-development work necessary to start the rehabilitation during the next reporting period. During this reporting period, Achor Center started the process of securing a Geotechnical Consultant to make recommendations for erosion prevention at the rear of the property. Once the recommendations are received, this information will be provided to contractors and Achor will be able to finalize their design work and contractor selection.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



# of Singlefamily Units

0

1/2

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Achor Center

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Achor Center

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$50,080.55
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$50,080.55
<b>Program Funds Drawdown</b>	\$0.00	\$45,573.96
<b>Program Funds Obligated</b>	\$50,080.55	\$50,080.55
<b>Program Funds Expended</b>	\$45,573.96	\$45,573.96
Achor Center	\$45,573.96	\$45,573.96
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

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

**Project Title:**  
 Demolition

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

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

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

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

Overall	Jan 1 thru Mar 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$301,850.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$301,850.00
<b>Program Funds Drawdown</b>	\$84,813.30	\$295,902.50
<b>Program Funds Obligated</b>	\$0.00	\$301,850.00
<b>Program Funds Expended</b>	\$84,813.30	\$295,902.50
COA, Office of Code Compliance	\$84,813.30	\$295,902.50
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

The Office of Code Enforcement (OOC) completed the demolition of six (6) properties (23 Johnson Road, 1674 Mary George Avenue, 1368 Lockwood Street, 1656 Richmond Avenue, 509 Fletcher Street and 509 Cohen Street) and continued the demolition of one (1) property (51 Johnson Road).

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	15/16
# of buildings (non-residential)	0	2/2
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	20/21
# of Singlefamily Units	6	20/21

## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Census Method

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

## Activity Locations

Address	City	State	Zip
1656 Richmond Avenue	Atlanta	NA	30315
509 Fletcher Street	Atlanta	NA	30310
509 Cohen Street	Atlanta	NA	30310
23 Johnson Road	Atlanta	NA	30318
1368 Lockwood Street	Atlanta	NA	30311
1674 Mary George Avenue	Atlanta	NA	30318

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number:** 25210408.114.220131844 (FIN) 1034 Washington

**Activity Title:** LBA Construction Financing

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-FIN

**Project Title:**

Financing

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$365,975.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$365,975.00
<b>Program Funds Drawdown</b>	\$88,349.17	\$115,448.67
<b>Program Funds Obligated</b>	\$0.00	\$365,975.00
<b>Program Funds Expended</b>	\$88,349.17	\$115,448.67
COA/Fulton County Land Bank Authority	\$88,349.17	\$115,448.67
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Real Estate Alliance Partners (REAL) started rehabilitation of 1034 Washington Avenue in January and is expected to complete it during the next reporting period

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/10
<b># of Multifamily Units</b>	0	0/10

## Beneficiaries Performance Measures

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

---

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

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area Benefit

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$79,335.04
Total CDBG Program Funds Budgeted	N/A	\$79,335.04
Program Funds Drawdown	\$0.00	\$79,335.04
Program Funds Obligated	(\$263,343.65)	\$79,335.04
Program Funds Expended	(\$146,450.00)	\$82,685.04
COA/Fulton County Land Bank Authority	(\$146,450.00)	\$82,685.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$3,350.00	\$3,350.00

**Activity Description:**

To provide land banking services to eligible NSP properties.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) acquired no additional properties during this reporting period. LBA is continuing property maintenance on all land bank properties.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Lamar/Wadley Project

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area Benefit

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$263,343.65
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$263,343.65
<b>Program Funds Drawdown</b>	\$3,570.00	\$153,370.00
<b>Program Funds Obligated</b>	\$263,343.65	\$263,343.65
<b>Program Funds Expended</b>	\$153,370.00	\$153,370.00
COA/Fulton County Land Bank Authority	\$153,370.00	\$153,370.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquire and maintain foreclosed multifamily projects in areas of greatest need

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority is continuing property maintenance for these properties.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5
<b># of Housing Units</b>	0	0/40
<b># of Multifamily Units</b>	0	0/40

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Land Bank Authority Disposition

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area Benefit

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$399,945.31
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$399,945.31
<b>Program Funds Drawdown</b>	\$50,895.74	\$97,726.78
<b>Program Funds Obligated</b>	\$0.00	\$399,945.31
<b>Program Funds Expended</b>	\$50,895.74	\$97,726.78
COA/Fulton County Land Bank Authority	\$50,895.74	\$97,726.78
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To landbank and maintain foreclosed vacant properties for future development.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority is continuing property maintenance on the properties being land banked.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/38

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/67

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$499,037.23
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$499,037.23
<b>Program Funds Drawdown</b>	\$26,005.68	\$461,865.01
<b>Program Funds Obligated</b>	(\$225,962.77)	\$499,037.23
<b>Program Funds Expended</b>	(\$194,970.43)	\$461,865.01
COA/Fulton County Land Bank Authority	(\$194,970.43)	\$461,865.01
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority is maintaining the properties acquired while the Request for Proposals (RFP) to dispose of the acquired properties is developed. The RFP will be disbursed during the next reporting period.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

**Activity Title:** 339 Holly Street (LBA)

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$225,962.77
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$225,962.77
<b>Program Funds Drawdown</b>	\$410.00	\$221,386.11
<b>Program Funds Obligated</b>	\$225,962.77	\$225,962.77
<b>Program Funds Expended</b>	\$221,386.11	\$221,386.11
COA/Fulton County Land Bank Authority	\$221,386.11	\$221,386.11
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority is maintaining the properties acquired while the Request for Proposals (RFP) to dispose of the acquired properties is developed. The RFP will be disbursed during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
<b># of Housing Units</b>	0	0/40
<b># of Multifamily Units</b>	0	0/40

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

**Activity Title:** Urban Residential Finance Authority

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-FIN

**Project Title:**

Financing

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Urban Residential Finance Authority

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$44,025.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$44,025.00
<b>Program Funds Drawdown</b>	\$800.00	\$43,025.00
<b>Program Funds Obligated</b>	\$0.00	\$44,025.00
<b>Program Funds Expended</b>	\$800.00	\$43,025.00
Urban Residential Finance Authority	\$800.00	\$43,025.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

All units served under this activity number have met their National Objective. This activity number will be closed out once the final invoices are expended and drawn.

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

**Activity Title:** PLANNING/ADMINISTRATION

**Activity Category:**

Administration

**Project Number:**

2008-NSP1-ADMIN

**Projected Start Date:**

03/05/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning/Administration

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA, Office of Housing

**Overall**

**Jan 1 thru Mar 31, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,231,608.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,231,608.00
<b>Program Funds Drawdown</b>	\$84,927.15	\$411,952.03
<b>Program Funds Obligated</b>	\$0.00	\$1,231,608.00
<b>Program Funds Expended</b>	\$84,927.15	\$457,550.01
COA, Office of Housing	\$84,927.15	\$457,550.01
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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:**

The following administrative efforts were undertaken during this reporting period:

- The Office of Housing issued a memorandum clarifying the sales pricing policy. This was distributed to our development partners and will serve to streamline the disposition of the NSP properties.
- The Office of Housing staff started performing on-site monitoring visits. Monitoring visits were conducted with Urban Residential Finance Authority, Resources for Residents and Communities, Real Estate Alliance Partners and University Community Development Corporation during this reporting period and monitoring letters will be issued during the next reporting period. The monitoring visits included review of the property files, program policies and procedures and financial records. The remaining NSP Developers/Sub-Recipients will be monitored during the next reporting period. All monitoring visits are expected to be completed during the next reporting period.

During the reporting period, the staff participated in the following events:

- Office of Housing staff members attended the Piece by Piece meeting held on February 1, 2011. Local Government agencies provided individual NSP updates and shared a few of their best practices.
- Office of Housing staff members conducted a NSP Developer training seminar on the Rental Requirements on March 24. This seminar provided NSP Developers with the requirements for lease-up and on-going compliance and maintenance for

the properties.

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>Delete 11</b>
<b>Activity Title:</b>	<b>Atlanta Regional Housing Partners</b>

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Atlanta Regional Housing Partners

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$172,886.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

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

## Beneficiaries Performance Measures

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

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<b>Grantee Activity Number:</b>	<b>Delete 16</b>
<b>Activity Title:</b>	<b>University Community Development Corporation</b>

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

University Community Development Corporation

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$175.65	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**Accomplishments Performance Measures**

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

## Beneficiaries Performance Measures

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

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