

**Grantee: Atlanta, GA**

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

**January 1, 2014 thru March 31, 2014 Performance Report**

---



**Grant Number:**

B-08-MN-13-0001

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

Atlanta, GA

**Contract End Date:**

03/17/2013

**Review by HUD:**

Reviewed and Approved

**LOCCS Authorized Amount:**

\$12,316,082.00

**Grant Status:**

Active

**QPR Contact:**

Valerie Fontaine

**Estimated PI/RL Funds:**

\$1,700,000.00

**Total Budget:**

\$14,016,082.00

**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****Total Projected Budget from All Sources****This Report Period****To Date**

N/A

\$13,975,270.41

**Total Budget**

\$206,976.46

\$13,975,270.41

**Total Obligated**

\$266,567.18

\$13,890,612.05

**Total Funds Drawdown**

\$137,517.81

\$12,778,978.74

**Program Funds Drawdown**

\$6,336.83

\$11,173,688.66

**Program Income Drawdown**

\$131,180.98

\$1,605,290.08

**Program Income Received**

\$0.00

\$1,605,290.08

**Total Funds Expended**

\$178,353.05

\$13,454,047.60



Match Contributed

\$0.00

\$15,679,540.31

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$15,679,540.31
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$0.00	\$1,177,168.85
Limit on State Admin	\$0.00	\$1,177,168.85

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Program Developments- Current Reporting Period

&bull; During the reporting period, one (1) unit was rented to an eligible households and (1) unit was sold to an eligible household

Program Developments- All reporting Periods

&bull; The City has been successful in obligating 100% of the NSP funds awarded and expending more than 100% of the allocation.

&bull; The City has received a total of \$1,659,516.35 in program income. The City has drawn 100% of funds towards housing units to be occupied by households below 50% of the Atlanta Area Median Income.

&bull; The NSP Developers/Sub-Recipients were able to acquire 274 units (210 rental and 64 for sale), rehabilitated 153 units, demolished 22 blighted units and provide a NSP financing Mechanism to two (2) households towards the purchase of foreclosed property.

&bull; Thirty-nine (39) NSP properties were sold, one (1) NSP property was lease-purchased and one hundred and eighteen (118) NSP units were rented to income eligible households.

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$6,336.83	\$1,231,608.00	\$984,107.02
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$0.00	\$8,495,187.39	\$6,833,663.00
2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$0.00	\$410,000.00	\$390,231.33
2008-NSP1-LBA, Land Banking	\$0.00	\$777,436.61	\$710,315.85



2008-NSP1-REDV, Redevelopment

\$0.00

\$2,800,000.00

\$1,953,521.46



## Activities

**Project # / Title:** 2008-NSP1-ADMN / Planning/Administration

**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

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning/Administration

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA, Office of Housing

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2014**

N/A

**To Date**

\$1,231,608.00

**Total Budget**

\$0.00

\$1,231,608.00

**Total Obligated**

\$0.00

\$1,231,608.00

**Total Funds Drawdown**

\$137,517.81

\$1,177,168.85

**Program Funds Drawdown**

\$6,336.83

\$984,107.02

**Program Income Drawdown**

\$131,180.98

\$193,061.83

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$34,260.04

\$1,197,606.04

COA, Office of Housing

\$34,260.04

\$1,197,606.04

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**



## 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

---

## Project # / Title: 2008-NSP1-ARD / Aquisition/Rehab/Disposition

**Grantee Activity Number:** 25210408.102.220131844 (RHB) LH25

**Activity Title:** Resources for Residents and Communities

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Resources for Residents and Communities

### Overall

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2014**

N/A

**To Date**

\$350,305.77

**Total Budget**

\$0.00

\$350,305.77

**Total Obligated**

\$0.00

\$350,305.77

**Total Funds Drawdown**

\$0.00

\$307,207.45

**Program Funds Drawdown**

\$0.00

\$292,723.36



<b>Program Income Drawdown</b>	\$0.00	\$14,484.09
<b>Program Income Received</b>	\$0.00	\$125,092.31
<b>Total Funds Expended</b>	\$0.00	\$308,477.45
Resources for Residents and Communities	\$0.00	\$308,477.45
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

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

### Location Description:

Areas of Greatest Need in the City of Atlanta

### Activity Progress Narrative:

1686 Avon Street completed renovation is a previous reporting period. The property is currently under contract to sell in the next reporting period.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/4
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/4
# of Singlefamily Units	0	3/4

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 2008-NSP1-ARD  
**Projected Start Date:**  
 03/05/2009  
**Benefit Type:**  
 Direct ( HouseHold )  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Under Way  
**Project Title:**  
 Aquisition/Rehab/Disposition  
**Projected End Date:**  
 03/04/2013  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 Resources for Residents and Communities

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$599,694.23
<b>Total Budget</b>	\$0.00	\$599,694.23
<b>Total Obligated</b>	\$0.00	\$599,694.23
<b>Total Funds Drawdown</b>	\$0.00	\$599,694.23
<b>Program Funds Drawdown</b>	\$0.00	\$552,024.01
<b>Program Income Drawdown</b>	\$0.00	\$47,670.22
<b>Program Income Received</b>	\$0.00	\$365,633.58
<b>Total Funds Expended</b>	\$8,147.00	\$628,931.00
Resources for Residents and Communities	\$8,147.00	\$628,931.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

**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	5/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/4
# of Singlefamily Units	0	5/4

### 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	3/0	5/4	60.00
# Owner Households	0	0	0	0/0	3/0	5/4	60.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 2008-NSP1-ARD  
**Projected Start Date:**  
 03/05/2009  
**Benefit Type:**  
 Direct ( HouseHold )  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Under Way  
**Project Title:**  
 Aquisition/Rehab/Disposition  
**Projected End Date:**  
 03/04/2013  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 Partnership for the Preservation of Pittsburgh

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$515,153.92
Total Budget	\$0.00	\$515,153.92
Total Obligated	\$0.00	\$515,153.92
Total Funds Drawdown	\$0.00	\$507,578.30
Program Funds Drawdown	\$0.00	\$506,939.53
Program Income Drawdown	\$0.00	\$638.77
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$515,153.92
Partnership for the Preservation of Pittsburgh	\$0.00	\$515,153.92
Match Contributed	\$0.00	\$0.00

**Activity Description:**

To acquire blighted and vacant single family homes to be sold, lease-purchased or rented to households at or below 120% of the AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

803 Humphries located in the Pittsburgh Neighborhood completed renovation this reporting period and began marketing the property for lease.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/18



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/18
# of Singlefamily Units	0	17/18

### 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	0/18	0/18	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

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Atlanta Regional Housing Partners

Overall	Jan 1 thru Mar 31, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$157,630.69
<b>Total Budget</b>	(\$1,876.74)	\$157,630.69
<b>Total Obligated</b>	(\$1,876.74)	\$157,630.69
<b>Total Funds Drawdown</b>	\$0.00	\$157,630.69
<b>Program Funds Drawdown</b>	\$0.00	\$128,063.94
<b>Program Income Drawdown</b>	\$0.00	\$29,566.75
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$157,630.69
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



**Grantee Activity Number:** 25210408.108.220131844 (RHB) 1058 Oglethorpe LMMI

**Activity Title:** 1058 Oglethorpe Street (ARHP)

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

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

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

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

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

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

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Atlanta Regional Housing Partners

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$472,892.04
Total Budget	(\$5,630.26)	\$472,892.04
Total Obligated	(\$5,630.26)	\$472,892.04
Total Funds Drawdown	\$0.00	\$472,892.04
Program Funds Drawdown	\$0.00	\$384,191.80
Program Income Drawdown	\$0.00	\$88,700.24
Program Income Received	\$0.00	\$8,299.56
Total Funds Expended	\$0.00	\$472,892.05
Match Contributed	\$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**

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/12
# of Multifamily Units	0	13/12

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/0	3/0	13/12	84.62
# Renter Households	0	0	0	8/0	3/0	13/12	84.62

### 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

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Atlanta Regional Housing Partners

**Overall**

	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$209,382.26
<b>Total Budget</b>	(\$10,442.74)	\$209,382.26
<b>Total Obligated</b>	(\$10,442.74)	\$209,382.26
<b>Total Funds Drawdown</b>	\$0.00	\$209,382.26
<b>Program Funds Drawdown</b>	\$0.00	\$200,057.26
<b>Program Income Drawdown</b>	\$0.00	\$9,325.00
<b>Program Income Received</b>	\$0.00	\$51,924.53
<b>Total Funds Expended</b>	\$0.00	\$209,382.26
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

  

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



# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



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

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

**Activity Status:**  
 Under Way

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

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

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

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

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Pohl Real Estate

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$128,366.57
Total Budget	\$0.00	\$128,366.57
Total Obligated	\$708.47	\$128,366.57
Total Funds Drawdown	\$0.00	\$122,966.57
Program Funds Drawdown	\$0.00	\$113,317.05
Program Income Drawdown	\$0.00	\$9,649.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$128,366.57
Match Contributed	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Achor Center

Overall	Jan 1 thru Mar 31, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$698,595.20
<b>Total Budget</b>	\$0.00	\$698,595.20
<b>Total Obligated</b>	\$0.00	\$698,595.20
<b>Total Funds Drawdown</b>	\$0.00	\$349,106.35
<b>Program Funds Drawdown</b>	\$0.00	\$280,073.75
<b>Program Income Drawdown</b>	\$0.00	\$69,032.60
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$59,581.24	\$500,815.33
Achor Center	\$59,581.24	\$355,319.44
COA/Fulton County Land Bank Authority	\$0.00	\$145,495.89
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

340 Holly Street, a 12-unit complex continued renovation this quarter. The project is currently 51% complete and rehabilitation is anticipated to be complete at the start of the 3rd quarter.

**Accomplishments Performance Measures**

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



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing 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

### 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:** FCCALBA/Achor Center

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Achor Center

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$166,143.59
<b>Total Budget</b>	\$0.00	\$166,143.59
<b>Total Obligated</b>	\$0.00	\$166,143.59
<b>Total Funds Drawdown</b>	\$0.00	\$120,955.11
<b>Program Funds Drawdown</b>	\$0.00	\$72,807.91
<b>Program Income Drawdown</b>	\$0.00	\$48,147.20
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$123,438.73
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



**Grantee Activity Number:** 25210408.114.220131844 (RHB) LMMI

**Activity Title:** LBA Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,200,000.00
<b>Total Budget</b>	\$200,000.00	\$1,200,000.00
<b>Total Obligated</b>	\$248,437.99	\$1,124,752.57
<b>Total Funds Drawdown</b>	\$0.00	\$876,314.58
<b>Program Funds Drawdown</b>	\$0.00	\$784,737.64
<b>Program Income Drawdown</b>	\$0.00	\$91,576.94
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$16,866.07	\$1,141,618.64
COA/Fulton County Land Bank Authority	\$16,866.07	\$1,141,618.64
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

- 496 Rankin Street located in the Old Fourth Ward Neighborhood was awarded to Real Estate Alliance Partners Group from the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period. Rehabilitation was completed this reporting period and the property is scheduled to sell in May 2014.
- 3136 Lovell Drive located in the Southwest Neighborhood was awarded to National Property Institute from the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period. Rehabilitation was completed this reporting period and the property is scheduled to sell May 2014.
- 2704 Lisa Drive located in the Peyton Forrest Neighborhood was awarded to Atlanta Neighborhood Development Partnership (ANDP) from the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period and transferred to ANDP this reporting period. Renovation commenced on this property this reporting period and is scheduled to be completed during the next reporting period.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	3/6	33.33
# Owner Households	0	0	0	0/0	1/0	3/4	33.33
# 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	

**Project # / Title:** 2008-NSP1-FIN / Financing

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

**Activity Title:** Urban Residential Finance Authority

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-FIN

**Project Title:**

Financing

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

**Responsible Organization:**



<b>Overall</b>	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$43,625.00
<b>Total Budget</b>	(\$400.00)	\$43,625.00
<b>Total Obligated</b>	\$0.00	\$43,625.00
<b>Total Funds Drawdown</b>	\$0.00	\$43,625.00
<b>Program Funds Drawdown</b>	\$0.00	\$43,625.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$43,825.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

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

**Project # / Title: 2008-NSP1-LBA / Land Banking**

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

**Activity Title: Lamar/Wadley Project**

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-LBA

**Project Title:**

Land Banking

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Area ( )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$282,288.57
<b>Total Budget</b>	\$10,326.20	\$282,288.57
<b>Total Obligated</b>	\$13,275.77	\$282,238.14
<b>Total Funds Drawdown</b>	\$0.00	\$267,217.84
<b>Program Funds Drawdown</b>	\$0.00	\$265,927.84
<b>Program Income Drawdown</b>	\$0.00	\$1,290.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$400.00	\$277,068.83
COA/Fulton County Land Bank Authority	\$400.00	\$277,068.83
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquire and maintain foreclosed multifamily projects in areas of greatest need

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**



The Fulton County/City of Atlanta Land Bank Authority (LBA) acquired 117 Lamar Avenue, 135 Lamar Avenue, 138 Lamar Street, 124 Wadley Avenue and 134 Wadley Avenue (i.e. Lamar/Wadley Multifamily Project) in a previous reporting period. LBA continued to maintain this development, while marketing the property for sale. LBA will continue to market this multifamily development until the property is sold to a qualified developer.

### Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/40
# of Multifamily Units	0	0/40

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Title:** Land Bank Authority Disposition

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Jan 1 thru Mar 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$309,523.16
<b>Total Budget</b>	\$15,000.00	\$309,523.16
<b>Total Obligated</b>	\$22,094.69	\$309,523.16
<b>Total Funds Drawdown</b>	\$0.00	\$272,540.98
<b>Program Funds Drawdown</b>	\$0.00	\$268,249.54
<b>Program Income Drawdown</b>	\$0.00	\$4,291.44
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$8,987.08	\$340,913.43
COA/Fulton County Land Bank Authority	\$8,987.08	\$340,913.43
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To landbank and maintain foreclosed vacant properties for future development.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

The Fulton County/City of Atlanta Land Bank Authority (LBA) continued to maintain all properties in their inventory.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/30

  

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



### 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

### Project # / Title: 2008-NSP1-REDV / Redevelopment

<b>Grantee Activity Number:</b>	<b>25210408.104.220131844 (RDVR) 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-REDV

**Project Title:**

Redevelopment

**Projected Start Date:**

03/08/2008

**Projected End Date:**

03/08/2014

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

#### Overall

	Jan 1 thru Mar 31, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$22,472.31
<b>Total Budget</b>	\$0.00	\$22,472.31
<b>Total Obligated</b>	\$0.00	\$22,472.31
<b>Total Funds Drawdown</b>	\$0.00	\$22,472.31
<b>Program Funds Drawdown</b>	\$0.00	\$22,472.31
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00



<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**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**

<b>Other Funding Sources</b>	<b>Amount</b>
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

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall	Jan 1 thru Mar 31, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$561,704.33
<b>Total Budget</b>	\$0.00	\$561,704.33
<b>Total Obligated</b>	\$0.00	\$561,704.33
<b>Total Funds Drawdown</b>	\$0.00	\$383,238.39
<b>Program Funds Drawdown</b>	\$0.00	\$382,688.39
<b>Program Income Drawdown</b>	\$0.00	\$550.00
<b>Program Income Received</b>	\$0.00	\$74,359.28
<b>Total Funds Expended</b>	\$50,111.62	\$473,111.28
COA/Fulton County Land Bank Authority	\$50,111.62	\$473,111.28
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

- 991 Crew Street is located in the Peoplestown Neighborhood and is a 3 bedroom, 2 bathroom single family house acquired by the Fulton County/City of Atlanta Land Bank Authority (LBA). LBA will put this property out to bid in the next reporting period.
- 2829 Third Avenue located in the Hammond Park Neighborhood completed renovation during a previous reporting period. Unit A was leased during the reporting period. Real Estate Alliance Partners Group continued to market the remaining unit during this reporting period.
- 504 East Ontario is located in the Westview Neighborhood was awarded to Atlanta Sustainable Development (ASD) in a previous reporting period from the Fulton County/City of Atlanta Land Bank Authority. Rehabilitation was completed in a previous reporting period. The property was sold this reporting period.
- 2911 Mockingbird Lane located in the Audubon Forrest West Neighborhood was awarded to National Property Institute (NPI) from the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period and transferred to NPI this reporting period. Renovation commenced on this property this reporting period and is scheduled to be completed during the next reporting period.



- 1515 Westwood Avenue located in the Westview Neighborhood was awarded to Real Estate Alliance Partners Group (REALG) from the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period. The property is scheduled to transfer to REALG during the next reporting period.
- 590 Hope Street located in the Pittsburgh Neighborhood was acquired by the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period. LBA continued to maintain this property during the reporting period.
- 767 Welch Street located in the Pittsburgh Neighborhood was acquired by the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period. LBA continued to maintain this property during the reporting period.
- 515 Dunbar Street located in the Pittsburgh Neighborhood was acquired by the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period. LBA continued to maintain this property during the reporting period.
- 1018 McDaniel Street located in the Pittsburgh Neighborhood was acquired by the Fulton County/City of Atlanta Land Bank Authority in a previous reporting period. LBA continued to maintain this property during the reporting period. The City of Atlanta submitted an application to the Georgia Department of Community Affairs for HOME funds for the renovation of this property this reporting period.

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	2	0/0	1/0	2/9	50.00
# Owner Households	0	0	1	0/0	0/0	1/5	0.00
# Renter Households	0	1	1	0/0	1/0	1/4	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## 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 LH25  
**Activity Title:** 339 Holly Street (LBA)

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$57,360.44
Total Budget	\$0.00	\$57,360.44
Total Obligated	\$0.00	\$57,360.44
Total Funds Drawdown	\$0.00	\$3,062.77
Program Funds Drawdown	\$0.00	\$2,142.77
Program Income Drawdown	\$0.00	\$920.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,723.13
COA/Fulton County Land Bank Authority	\$0.00	\$5,723.13
Match Contributed	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

339 Holly Street (30 unit complex) with 3 NSP1 LH25 units was transferred to APD Solutions in a prior quarter. The application for additional funds from the Self Help NSP2 program is still under review. The City of Atlanta approved \$400,000 in HOME funds for this project this quarter. Closing on all financing sources is anticipated next quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall	Jan 1 thru Mar 31, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$229,441.77
<b>Total Budget</b>	\$0.00	\$229,441.77
<b>Total Obligated</b>	\$0.00	\$229,441.77
<b>Total Funds Drawdown</b>	\$0.00	\$228,439.55
<b>Program Funds Drawdown</b>	\$0.00	\$224,960.55
<b>Program Income Drawdown</b>	\$0.00	\$3,479.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$230,352.47
COA/Fulton County Land Bank Authority	\$0.00	\$230,352.47
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

339 Holly Street (30 unit complex) with 3 NSP1 LMMI units was transferred to APD Solutions in a prior quarter. The application for additional funds from the Self Help NSP2 program is still under review. The City of Atlanta approved \$400,000 in HOME funds for this project this quarter. Closing on all financing sources is anticipated next quarter.

**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

---

## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	9
Monitoring Visits	0	9
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	9

