

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

January 1, 2015 thru March 31, 2015 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

Grant Award Amount:

\$12,316,082.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$12,316,082.00

Estimated PI/RL Funds:

\$2,300,000.00

Total Budget:

\$14,616,082.00

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****Total Budget**

N/A

\$14,430,746.46

Total Obligated

\$0.00

\$14,430,746.46

Total Funds Drawdown

\$0.00

\$14,421,385.96

Program Funds Drawdown

\$0.00

\$13,603,845.07

Program Income Drawdown

\$0.00

\$11,723,287.22

Program Income Received

\$0.00

\$1,880,557.85

Total Funds Expended

\$0.00

\$1,880,557.85

\$0.00

\$13,543,558.13



Match Contributed	\$0.00	\$15,679,540.31
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Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$15,679,540.31
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$1,245,634.70
Limit on State Admin	\$0.00	\$1,245,634.70

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,068,431.16

Overall Progress Narrative:

CURRENT REPORTING PERIOD

During the reporting period, the City has continued to market three properties that were completed during the last reporting period. Additionally, one rental unit remains on the market.

PROGRAM DEVELOPMENTS - ALL REPORTING PERIODS

The City has been successful in obligating 100% of the NSP funds awarded and expending 110% of the allocation. The NSP Developers/Sub-Recipients were able to acquire 274 units (210 rental and 64 for sale), rehabilitated 154 units, demolished 22 blighted units and provide a NSP Financing Mechanism to four (4) households towards the purchase of foreclosed property. Fort-six (46) NSP properties were sold 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	\$0.00	\$1,331,608.00	\$1,052,572.87
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$0.00	\$8,695,187.39	\$7,117,789.65
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	\$927,436.61	\$830,962.09
2008-NSP1-REDV, Redevelopment	\$0.00	\$2,950,000.00	\$2,029,881.28



Activities

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

Grantee Activity Number: 25210408.106.220131844 (RHB) LH25

Activity Title: Real Estate Alliance Partners

Activitiy 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:

Real Estate Alliance Partners

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$179,513.04
Total Budget	\$0.00	\$179,513.04
Total Obligated	\$0.00	\$179,513.04
Total Funds Drawdown	\$0.00	\$179,513.04
Program Funds Drawdown	\$0.00	\$178,718.04
Program Income Drawdown	\$0.00	\$795.00
Program Income Received	\$0.00	\$106,115.63
Total Funds Expended	\$0.00	\$179,513.04
Real Estate Alliance Partners	\$0.00	\$179,513.04
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

1515 Westwood - This property was awarded to REALG on January 10, 2014. It is currently being held for an environmental review. We are anticipating a start of rehabilitation in the next reporting period.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.110.220131844 (RHB) LH25

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Pohl Real Estate

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$493,795.82
Total Budget	\$0.00	\$493,795.82
Total Obligated	\$0.00	\$493,795.82
Total Funds Drawdown	\$0.00	\$493,795.82
Program Funds Drawdown	\$0.00	\$430,088.54
Program Income Drawdown	\$0.00	\$63,707.28
Program Income Received	\$0.00	\$5,099.83
Total Funds Expended	\$0.00	\$493,798.82
Pohl Real Estate	\$0.00	\$493,798.82
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

One (1) property (988 Allene Street) sold on February 25, 2015.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/14
# of Singlefamily Units	0	8/14

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	0/0	8/14	100.00
# Renter Households	0	0	0	8/0	0/0	8/14	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.112.220131844 (RHB) 340 Holly LH25

Activity Title: 340 Holly Street (FCCALBA/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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$698,595.20
Total Budget	\$0.00	\$698,595.20
Total Obligated	\$0.00	\$698,595.20
Total Funds Drawdown	\$0.00	\$511,907.21
Program Funds Drawdown	\$0.00	\$442,874.61
Program Income Drawdown	\$0.00	\$69,032.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$511,907.21
Achor Center	\$0.00	\$355,319.44
COA/Fulton County Land Bank Authority	\$0.00	\$156,587.77
Match Contributed	\$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:

The City has decided to foreclose on APD Solutions and 340 Holly Street. The LBA will retain the property after foreclosure.

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

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: 25210408.114.220131844 (RHB) LMMI

Activity Title: LBA Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,275,000.00
Total Budget	\$0.00	\$1,275,000.00
Total Obligated	\$0.00	\$1,275,000.00
Total Funds Drawdown	\$0.00	\$1,145,423.11
Program Funds Drawdown	\$0.00	\$784,737.64
Program Income Drawdown	\$0.00	\$360,685.47
Program Income Received	\$0.00	\$157,009.24
Total Funds Expended	\$0.00	\$1,145,423.11
COA/Fulton County Land Bank Authority	\$0.00	\$1,145,423.11
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

2911 Mockingbird Lane - This property was awarded to NPI and transferred from LBA on January 21, 2014. Rehabilitation began in May 2014, and was completed on November 20, 2014. This property is on the market and we are anticipating a sale in the next reporting period.

2704 Lisa Dr. - This property was awarded to ANDP and transferred from LBA on January 16, 2014. Rehabilitation began in June 2014 and was completed in November 2014. This property is on the market and we are anticipating a sale in the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/5



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

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	4/6	25.00
# Owner Households	0	0	0	0/0	1/0	4/4	25.00
# 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	

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