

**Grantee: Atlanta, GA**

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

**April 1, 2011 thru June 30, 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**

\$785,113.09

\$7,502,281.08

**Program Funds Obligated**

\$0.00

\$12,316,082.00

**Program Funds Expended**

\$1,076,900.96

\$8,414,986.29

<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$291,787.87	\$912,705.21
<b>Program Income Drawdown</b>	\$271,273.77	\$899,919.73

## 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	\$509,845.48
<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	\$4,207,396.41

## Overall Progress Narrative:

Program Developments- Current Reporting Period

- During the reporting period, NSP recipients were successful in completing eleven (11) units and ninety-six (96) units were under construction at the end of the reporting period.
- During the reporting period, two (2) units were sold and four (4) 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 68.33% of the funds awarded (7.41% of funds expended has been drawdown with program income). 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 22 blighted units and provide a NSP financing Mechanism to 2 households towards the purchase of foreclosed property. Twenty (20)NSP properties were sold and eleven (11) NSP properties were rented to income eligible households. Fourteen (14) 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	\$52,295.47	\$1,231,608.00	\$464,247.50
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$318,849.46	\$6,975,000.00	\$4,547,914.91
2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$295,902.50

2008-NSP1-FIN, Financing	\$35,031.50	\$410,000.00	\$193,505.17
2008-NSP1-LBA, Land Banking	\$19,120.89	\$742,624.00	\$349,552.71
2008-NSP1-REDV, Redevelopment	\$359,815.77	\$2,655,000.00	\$1,651,158.29
Bucket, Bucket	\$0.00	\$0.00	\$0.00

## Activities

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct 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:**

Resources for Residents and Communities

Overall	Apr 1 thru Jun 30, 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) 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. Pre-Construction Analysis Reports have been completed for each property. The commencement of rehabilitation has been delayed to allow for a more detailed Scope of Work to be produced and for current pricing to be confirmed.

**Accomplishments Performance Measures**

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

# of Singlefamily Units

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	Apr 1 thru Jun 30, 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>	\$275.00	\$316,630.61
<b>Program Funds Obligated</b>	\$0.00	\$691,501.00
<b>Program Funds Expended</b>	\$275.00	\$356,549.29
Resources for Residents and Communities	\$275.00	\$356,549.29
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$78,874.38	\$171,377.04
<b>Program Income Drawdown</b>	\$0.00	\$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) has sold one (1) property (2277 Boulevard Granada), has an offer pending on one (1) property (1223 Spring Park Drive) and is continuing to rehabilitate one (1) property (1375 Centra Villa Drive).

- 2277 Boulevard Granada - Rehabilitation was completed during a previous reporting period. The property was sold to a LH25 homebuyer in April. This property was previously designated as a LMMI property, but the homebuyer is a 50% of AMI buyer. This property will be moved to 25210408.102.220131844 (RHB) LH25 during the next reporting period.
- 1223 Spring Park Drive - Rehabilitation was completed during a previous reporting period. There is a purchase offer pending.
- 1375 Centra Villa Dr - Rehabilitation began in October and is expected to be completed during the next reporting period. The rehabilitation of this property has been delayed due to conflicts between the remediation of lead-based paint and the Section 106 requirements.

**Accomplishments Performance Measures**

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	0	1/4
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	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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<b>Grantee Activity Number:</b>	<b>25210408.104.220131844 (ACQ) LH25</b>
<b>Activity Title:</b>	<b>Partnership for the Preservation of Pittsburgh</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 - 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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$522,866.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$522,866.50
<b>Program Funds Drawdown</b>	\$0.00	\$522,866.50
<b>Program Funds Obligated</b>	\$0.00	\$522,866.50
<b>Program Funds Expended</b>	\$0.00	\$523,908.80
Partnership for the Preservation of Pittsburgh	\$0.00	\$523,908.80
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$15,108.61	\$23,879.53

**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.

- The Fulton County/City of Atlanta Land Bank Authority is maintaining twenty-seven (27) properties for PPoP.
- The City of Atlanta HOME program has awarded funds to rehabilitate 10 properties and the HOME contract is currently under negotiation. All pre-development is under underway for these properties. Rehabilitation of the first four (4) properties is expected 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	17/26
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	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	

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-REDV

**Project Title:**

Redevelopment

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

Overall	Apr 1 thru Jun 30, 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>	\$190.00	\$76,319.73
<b>Program Funds Obligated</b>	\$0.00	\$500,000.00
<b>Program Funds Expended</b>	(\$15,215.89)	\$106,192.84
Partnership for the Preservation of Pittsburgh	(\$15,215.89)	\$106,192.84
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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 one (1) property (874 Welch Street) and completed and rented one (1) property (918 Welch Street). PPOP submitted applications for 2 prospective tenants for approval to the City and the City approved the income and application for 2 tenants.

- 918 Welch Street - Rehabilitation began in October and was completed in May. This property was rented in May.
- 874 Welch Street - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 920 Welch Street - PPoP is finalizing pre-screening for potential tenants during this reporting period and is expected to start rehabilitation during the next reporting period.
- 950 Welch Street - PPoP is finalizing pre-screening for potential tenants during this reporting period and is expected to start rehabilitation during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	1/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/8
# of Singlefamily Units	1	1/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/0	0/0	1/8	100.00
# Renter Households	1	0	1	1/0	0/0	1/8	100.00

## Activity Locations

Address	City	State	Zip
918 Welch Avenue	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	

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**Grantee Activity Number:** 25210408.104.220131844 (RHB) LH25  
**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 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	Apr 1 thru Jun 30, 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>	\$190.00	\$64,444.72
<b>Program Funds Obligated</b>	\$0.00	\$227,133.50
<b>Program Funds Expended</b>	\$190.00	\$65,657.30
Partnership for the Preservation of Pittsburgh	\$190.00	\$65,657.30
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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 (762 Welch Street and 894 Welch Street) .

- 762 Welch 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.

**Accomplishments Performance Measures**

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

**Apr 1 thru Jun 30, 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>	\$313,475.25	\$691,863.65
<b>Program Funds Obligated</b>	\$0.00	\$1,000,000.00
<b>Program Funds Expended</b>	\$563,504.00	\$1,000,000.00
Edgewood Townhomes, LLC.	\$563,504.00	\$1,000,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$250,028.75	\$308,136.35

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Edgewood Townhomes started construction during a prior reporting period and the first units are expected to be ready for move-in at the start of the next reporting period. This project experienced construction delays due to weather and ground conditions.

**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) LH25

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-REDV

**Project Title:**

Redevelopment

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$78,242.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$78,242.00
<b>Program Funds Drawdown</b>	\$32,004.50	\$65,561.23
<b>Program Funds Obligated</b>	\$78,242.00	\$78,242.00
<b>Program Funds Expended</b>	\$65,561.23	\$65,561.23
Real Estate Alliance Partners	\$65,561.23	\$65,561.23
<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:**

Redevelopment of vacant residential property for rent to households below 50% AMI.

**Location Description:**

Areas of greatest need in the City of Atlanta

**Activity Progress Narrative:**

>Real Estate Alliance Partners (REAL) rented one (1) property (207 South Avenue, Unit A) during this reporting period. The rehabilitation of Unit A was completed in a prior 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>	1	1/1
<b># of Singlefamily Units</b>	1	1/1

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
207 South Avenue, Unit A	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	

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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**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$351,758.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$351,758.00
<b>Program Funds Drawdown</b>	\$3,636.41	\$123,652.95
<b>Program Funds Obligated</b>	(\$78,242.00)	\$351,758.00
<b>Program Funds Expended</b>	\$594.18	\$183,693.62
Real Estate Alliance Partners	\$594.18	\$183,693.62
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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) during this reporting period.

- 197 South Avenue &ndash Rehabilitation began in October and is expected to be completed during the next reporting period.
- 207 South Avenue &ndash The rehabilitation of Unit B began in October and was completed in June. Unit B is being marketed for rent.

**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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	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	0/0	0/0	0/5	0
# Renter Households	0	0	0	0/0	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:** 25210408.106.220131844 (RHB) LH25

**Activity Title:** Real Estate Alliance Partners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

**Apr 1 thru Jun 30, 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>	\$1,356.45	\$198,054.91
<b>Program Funds Obligated</b>	\$0.00	\$318,596.63
<b>Program Funds Expended</b>	\$1,356.45	\$198,849.91
Real Estate Alliance Partners	\$1,356.45	\$198,849.91
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$78,874.35	\$133,010.85
<b>Program Income Drawdown</b>	\$0.00	\$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) has no further properties designated for households at 50% of area median income at this time.

**Accomplishments Performance Measures**

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

  

	<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	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:** 25210408.106.220131844 (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**

**Apr 1 thru Jun 30, 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>	\$105,056.65	\$849,126.07
<b>Program Funds Obligated</b>	\$0.00	\$881,403.37
<b>Program Funds Expended</b>	\$105,056.65	\$905,790.42
Real Estate Alliance Partners	\$105,056.65	\$905,790.42
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$77,085.88)	\$257,274.84
<b>Program Income Drawdown</b>	\$0.00	\$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 one (1) property and received an offer to purchase one (1) property.

- 984 Violet Street - Rehabilitation was completed in a prior reporting period. This property is currently under contract and is scheduled to close during the next reporting period.
- 934 Violet Street - The final phase of rehabilitation began in April and will be completed in 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	8/10

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	8/10

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	-4	0/0	4/0	8/10	50.00
# Owner Households	0	2	-4	0/0	4/0	8/10	50.00

### Activity Locations

Address	City	State	Zip
966 Violet Avenue	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>Apr 1 thru Jun 30, 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>	\$68.75	\$70,510.69
<b>Program Funds Obligated</b>	\$0.00	\$127,146.00
<b>Program Funds Expended</b>	\$68.75	\$70,510.69
Atlanta Regional Housing Partners	\$68.75	\$70,510.69
<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) started rehabilitation of 1058 Oglethorpe Avenue in April and is expected to complete it during the next reporting period.

**Accomplishments Performance Measures**

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

**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

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$403,029.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$403,029.00
<b>Program Funds Drawdown</b>	\$206.25	\$211,532.05
<b>Program Funds Obligated</b>	\$0.00	\$403,029.00
<b>Program Funds Expended</b>	\$206.25	\$211,532.05
Atlanta Regional Housing Partners	\$206.25	\$211,532.05
<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:**

Atlanta Regional Housing Partners (ARHP) started rehabilitation of 1058 Oglethorpe Avenue in April and is expected to complete it during the next reporting period.

**Accomplishments Performance Measures**

	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	0/12
<b># of Multifamily Units</b>	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**

**Apr 1 thru Jun 30, 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>	\$95.00	\$122,346.40
<b>Program Funds Obligated</b>	\$0.00	\$219,825.00
<b>Program Funds Expended</b>	\$95.00	\$122,346.40
Atlanta Regional Housing Partners	\$95.00	\$122,346.40
<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) continued to market one (1) completed 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 was completed during a previous reporting period. This property is currently being marketed for sale. Additional marketing efforts this quarter have included changing the realtor of the property and lowering the sales price.

**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>

# 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	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**

**Apr 1 thru Jun 30, 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>	\$0.00	\$120,306.10
<b>Program Funds Expended</b>	\$0.00	\$119,981.10
Colquitt Construction DBA Green House Renovations	\$0.00	\$119,981.10
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$23,040.79
<b>Program Income Drawdown</b>	\$0.00	\$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 has no further properties designated for households at 50% of area median income at this time.

**Accomplishments Performance Measures**

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

	<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	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**

**Apr 1 thru Jun 30, 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>	\$57,434.45	\$651,436.27
<b>Program Funds Obligated</b>	\$0.00	\$879,693.90
<b>Program Funds Expended</b>	\$57,434.45	\$767,370.24
Colquitt Construction DBA Green House Renovations	\$57,434.45	\$767,370.24
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$116,876.67
<b>Program Income Drawdown</b>	\$0.00	\$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 sold one (1) property (2765 Collier Drive), completed rehabilitation of one (1) property (598 Oakside Drive and started rehabilitation of one (1) property (812 Braemar Avenue) during this reporting period.

- 4028 Doster 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.
- 2765 Collier Drive - Rehabilitation was completed during a previous reporting period. This property was sold to a homebuyer in April.
- 2454 Harvel Drive - Rehabilitation was completed during a previous reporting period. This property is currently being marketed for sale.
- 598 Oakside Drive - Rehabilitation began in March and was completed in June. This property is currently being marketed for sale.
- 812 Braemar Avenue - Rehabilitation began in June and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**

# of Properties

1

5/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/9
# of Singlefamily Units	1	5/9

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	3/0	5/9	60.00
# Owner Households	0	1	1	0/0	2/0	4/8	50.00
# Renter Households	0	1	1	0/0	1/0	1/1	100.00

### Activity Locations

Address	City	State	Zip
2765 Collier Drive	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:** 25210408.110.220131844 (RHB) 1003 Fair LH25

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

**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

**Overall**

**Apr 1 thru Jun 30, 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>	\$0.00	\$42,745.30
<b>Program Funds Obligated</b>	\$0.00	\$109,918.65
<b>Program Funds Expended</b>	\$0.00	\$43,173.87
Pohl Real Estate	\$0.00	\$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>	\$0.00	\$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 the rehabilitation by the end of the calendar year.

**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	0/5
<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

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**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**

**Apr 1 thru Jun 30, 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>	\$0.00	\$17,098.11
<b>Program Funds Obligated</b>	\$0.00	\$44,896.35
<b>Program Funds Expended</b>	\$0.00	\$17,269.54
Pohl Real Estate	\$0.00	\$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>	\$0.00	\$171.43

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Pohl Real Estate started rehabilitation of 1003 Fair Street in February and is expected to complete the rehabilitation by the end of the calendar year.

**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

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**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

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$516,948.34
Total CDBG Program Funds Budgeted	N/A	\$516,948.34
Program Funds Drawdown	\$19,457.64	\$290,861.74
Program Funds Obligated	\$0.00	\$516,948.34
Program Funds Expended	\$39,971.74	\$354,569.02
Pohl Real Estate	\$39,971.74	\$354,569.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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 of one (1) property (425 Holderness Street) and started rehabilitation of one (1) property (385 Inman Street) during this reporting period. Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 425 Holderness Street - Rehabilitation began in November and was completed in June. Four (4) units are currently being marketed for lease.
- 385 Inman Street - Rehabilitation began in April and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/14
# of Singlefamily Units	0	3/14

### 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	0/0	3/14	100.00
# Renter Households	0	0	0	3/0	0/0	3/14	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:** 25210408.110.220131844 (RHB) LMMI

**Activity Title:** Pohl Real Estate

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Pohl Real Estate

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$128,236.66
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$128,236.66
<b>Program Funds Drawdown</b>	\$0.00	\$126,765.98
<b>Program Funds Obligated</b>	\$0.00	\$128,236.66
<b>Program Funds Expended</b>	\$0.00	\$126,765.98
Pohl Real Estate	\$0.00	\$126,765.98
<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 and rehabilitate foreclosed homes for households at or below 120% AMI.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Pohl has no further properties designated under this activity at this time.

**Accomplishments Performance Measures**

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

	<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 Multifamily Units</b>	-2	0/0
<b># of Singlefamily Units</b>	2	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	1/0	1/0	2/2	100.00
# Renter Households	1	1	2	1/0	1/0	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:** 25210408.111.220131844 (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**

**Apr 1 thru Jun 30, 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 in January and is expected to complete the rehabilitation during the next reporting period.

**Accomplishments Performance Measures**

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

	<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	

---

**Grantee Activity Number:** 25210408.111.220131844 (RHB) LMMI  
**Activity Title:** University Community Development Corporation

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

**Activity Status:**  
 Under Way

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

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

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

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

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 University Community Development Corporation

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$442,522.00
Total CDBG Program Funds Budgeted	N/A	\$442,522.00
Program Funds Drawdown	\$116,727.94	\$339,750.53
Program Funds Obligated	\$0.00	\$442,522.00
Program Funds Expended	\$116,727.94	\$383,897.50
University Community Development Corporation	\$116,727.94	\$383,622.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$211,125.02	\$211,125.02
Program Income Drawdown	\$0.00	\$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) started rehabilitation of one (1) property (742 Peeples Street) during this reporting period. The rehabilitation began in June and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	2/3
	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/3
# of Singlefamily Units	0	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	0/0	0/0	2/3	0.00
# Owner Households	0	0	0	0/0	0/0	2/3	0.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 25210408.112.220131844 (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**

**Apr 1 thru Jun 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$708,411.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$708,411.25
<b>Program Funds Drawdown</b>	\$7,150.00	\$140,971.25
<b>Program Funds Obligated</b>	\$0.00	\$708,411.25
<b>Program Funds Expended</b>	\$7,150.00	\$208,716.85
Achor Center	\$7,150.00	\$208,716.85
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$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. Rehabilitation of this property is expected to start by the end of the fourth quarter.

**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	0/12
<b># of Multifamily Units</b>	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	1/2	0/0	1/2	100.00
# Renter Households	-1	0	-1	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:** 25210408.113.220131844 (DEM)

**Activity Title:** COA, Bureau of Code Compliance

**Activity Category:**

Clearance and Demolition

**Project Number:**

2008-NSP1-DEMO

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA, Office of Code Compliance

**Overall**

**Apr 1 thru Jun 30, 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>	\$0.00	\$295,902.50
<b>Program Funds Obligated</b>	\$0.00	\$301,850.00
<b>Program Funds Expended</b>	\$0.00	\$295,902.50
COA, Office of Code Compliance	\$0.00	\$295,902.50
<b>Match Contributed</b>	\$0.00	\$0.00
<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) continued the demolition of one (1) property (51 Johnson Road).

**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	15/16
<b># of buildings (non-residential)</b>	0	2/2

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	20/21
<b># of Singlefamily Units</b>	0	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

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 (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**

**Apr 1 thru Jun 30, 2011**

**To Date**

	Apr 1 thru Jun 30, 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>	\$34,631.50	\$150,080.17
<b>Program Funds Obligated</b>	\$0.00	\$365,975.00
<b>Program Funds Expended</b>	\$34,631.50	\$150,080.17
COA/Fulton County Land Bank Authority	\$34,631.50	\$150,080.17
<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:**

The Fulton County/City of Atlanta Land Bank Authority closed its construction loan with Real Estate Alliance Partners (REAL) for the rehabilitation of 1034 Washington Street, a ten-unit, foreclosed apartment complex in a prior quarter. REAL started rehabilitation of 1034 Washington Street in January and is expected to complete the rehabilitation of the entire building during the next reporting period. The first two (2) units were completed in May and the tenants moved into the units in May.

**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>	2	2/10
<b># of Multifamily Units</b>	2	2/10

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
1034 Washington Street, Unit 2	Atlanta	NA	30315
1034 Washington Street, Unit 1	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>25210408.114.220131844 (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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$79,335.04
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$79,335.04
<b>Program Funds Drawdown</b>	\$0.00	\$79,335.04
<b>Program Funds Obligated</b>	\$0.00	\$79,335.04
<b>Program Funds Expended</b>	\$6,136.41	\$88,821.45
COA/Fulton County Land Bank Authority	\$6,136.41	\$88,821.45
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$6,136.41	\$9,486.41

**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**

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

**Apr 1 thru Jun 30, 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>	\$12,172.82	\$165,542.82
<b>Program Funds Obligated</b>	\$0.00	\$263,343.65
<b>Program Funds Expended</b>	\$12,172.82	\$165,542.82
COA/Fulton County Land Bank Authority	\$12,172.82	\$165,542.82
<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**

**Apr 1 thru Jun 30, 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>	\$6,948.07	\$104,674.85
<b>Program Funds Obligated</b>	\$0.00	\$399,945.31
<b>Program Funds Expended</b>	\$6,948.07	\$104,674.85
COA/Fulton County Land Bank Authority	\$6,948.07	\$104,674.85
<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. The Partnership for the Preservation of Pittsburgh has secured funding for the rehab of ten (10) properties and that four (4) properties are anticipated to be removed the LBA during the next reporting period to begin redevelopment.

**Accomplishments Performance Measures**

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

	<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

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<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

Overall	Apr 1 thru Jun 30, 2011	To Date
<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>	\$10,509.61	\$472,374.62
<b>Program Funds Obligated</b>	\$0.00	\$499,037.23
<b>Program Funds Expended</b>	\$10,509.61	\$472,374.62
COA/Fulton County Land Bank Authority	\$10,509.61	\$472,374.62
<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**

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

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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct 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**

**Apr 1 thru Jun 30, 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>	\$0.00	\$221,386.11
<b>Program Funds Obligated</b>	\$0.00	\$225,962.77
<b>Program Funds Expended</b>	\$0.00	\$221,386.11
COA/Fulton County Land Bank Authority	\$0.00	\$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. LBA is in the process of developing the Request for Proposals (RFP) to dispose of the acquired properties. The RFP will be disbursed 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	0/40
<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**

**Apr 1 thru Jun 30, 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>	\$400.00	\$43,425.00
<b>Program Funds Obligated</b>	\$0.00	\$44,025.00
<b>Program Funds Expended</b>	\$400.00	\$43,425.00
Urban Residential Finance Authority	\$400.00	\$43,425.00
<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:**

The Urban Residential Finance Authority has no further properties designated under this activity at this time.

**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	



**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	Apr 1 thru Jun 30, 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>	\$52,295.47	\$464,247.50
<b>Program Funds Obligated</b>	\$0.00	\$1,231,608.00
<b>Program Funds Expended</b>	\$52,295.47	\$509,845.48
COA, Office of Housing	\$52,295.47	\$509,845.48
<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:

- Office of Housing staff members conducted On-Site Monitoring Visits with seven (7) Developers in April and May. Monitoring letters will be sent to the Developers during the next reporting period outlining any concerns or findings identified. Staff members are continuing to conduct internal desk audits, which will be completed during the next reporting period as well.
- Office of Housing issued a 2011 HUD Income Limits Policy to our Developers on June 3, 2011 to announce the new income limits.
- Office of Housing renewed the contractors for an additional 1-year term with four (4) homebuyer counseling agencies, two (2) construction monitors and four (4) appraisers whose contracts expired.
- The Office of Housing has finalized a database to allow the Office of Housing to track project development, expenditures and report out on various data metrics.
- The Office of Housing has updated the Atlanta NSP website to include a page with featured homes to market those homes that are currently on the market.

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

- Office of Housing staff members attended the Piece by Piece Midyear Update Conference held on May 10, 2011. The keynote address was presented by HUD Secretary Shaun Donovan.
- Office of Housing staff members attended the Monitoring HOME: Ensuring Program Compliance May 24-26, 2011.
- Office of Housing staff members attended the National Development Council Economic Development Training June 6-

10,2011.

### **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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