

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

April 1, 2019 thru June 30, 2019 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:

Christina Cummings

LOCCS Authorized Amount:

\$12,316,082.00

Estimated PI/RL Funds:

\$2,614,531.70

Total Budget:

\$14,930,613.70

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:**

The City of Atlanta is reallocating funds from the LBA to Synergy Realestate Developers LLC for the purpose of rehab. The City is adding \$157,709.00 to this project. This is a Single Family unit of affordable housing. The property is located at 484 Rockwell Street Atlanta, GA. \$76,393.32 is being added to 903 Smith Street from NSP-1 \$46,087.16 is being added to 903 Smith Street from NSP-3

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period****To Date**

N/A

\$14,321,858.74

Total Budget

\$234,102.32

\$14,321,858.74

Total Obligated

(\$245,253.93)

\$13,806,310.03

Total Funds Drawdown

\$0.00

\$13,773,034.15

Program Funds Drawdown

\$0.00

\$11,723,287.22

Program Income Drawdown

\$0.00

\$2,049,746.93



Program Income Received	\$0.00	\$2,552,475.75
Total Funds Expended	\$0.00	\$13,653,932.66
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$15,712,034.81

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$15,712,034.81
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$1,330,545.29
Limit on Admin	\$0.00	\$1,330,545.29
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$3,732,653.43	\$3,764,697.34

Overall Progress Narrative:

The City is working to bring the NSP portfolio in compliance and put funds to best use.

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	\$3,000,000.00	\$2,029,881.28



Activities

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

Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Category:

Administration

Project Number:

2008-NSP1-ADMN

Projected Start Date:

03/05/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning/Administration

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

COA, Office of Housing

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$1,331,608.00

Total Budget

\$0.00

\$1,331,608.00

Total Obligated

(\$1,062.71)

\$1,330,545.29

Total Funds Drawdown

\$0.00

\$1,330,545.29

Program Funds Drawdown

\$0.00

\$1,052,572.87

Program Income Drawdown

\$0.00

\$277,972.42

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,242,793.84

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Grantee Activity Number: 25210408.102.220131844 (RHB) LH25

Activity Title: Resources for Residents and Communities

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Resources for Residents and Communities

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$350,305.77

Total Budget

\$0.00

\$350,305.77

Total Obligated

(\$37,968.99)

\$312,336.78

Total Funds Drawdown

\$0.00

\$312,336.78

Program Funds Drawdown

\$0.00

\$297,452.69



Program Income Drawdown	\$0.00	\$14,884.09
Program Income Received	\$0.00	\$174,589.39
Total Funds Expended	\$0.00	\$312,031.78
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.112.220131844 (RHB) 340 Holly LH25

Activity Title: 340 Holly Street (FCCALBA/Achor Center)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Achor Center

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$698,595.20
Total Budget	\$0.00	\$698,595.20
Total Obligated	(\$163,517.37)	\$535,077.83
Total Funds Drawdown	\$0.00	\$535,077.83
Program Funds Drawdown	\$0.00	\$442,874.61
Program Income Drawdown	\$0.00	\$92,203.22
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$511,907.21
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

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: 25210408.112.220131844 (RHB) LH25

Activity Title: FCCALBA/Achor Center

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Achor Center

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$166,143.59

Total Budget

\$0.00

\$166,143.59

Total Obligated

(\$42,704.86)

\$123,438.73

Total Funds Drawdown

\$0.00

\$123,438.73

Program Funds Drawdown

\$0.00

\$75,291.53

Program Income Drawdown

\$0.00

\$48,147.20

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$123,438.73

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Grantee Activity Number:	25210408.114.220131844 (FIN) 1034 Washington LH25
Activity Title:	1034 Washington St

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-FIN

Projected Start Date:

03/05/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Financing

Projected End Date:

12/31/2018

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

Apr 1 thru Jun 30, 2019

To Date



Total Projected Budget from All Sources	N/A	\$9,360.50
Total Budget	\$0.00	\$9,360.50
Total Obligated	\$0.00	\$9,360.50
Total Funds Drawdown	\$0.00	\$9,360.50
Program Funds Drawdown	\$0.00	\$9,360.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$9,360.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Grantee Activity Number: 25210408.104.220131844 (RDVR) LH25



Activity Title: Partnership for the Preservation of Pittsburgh

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/08/2008

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$22,472.31

Total Budget

\$0.00

\$22,472.31

Total Obligated

\$0.00

\$22,472.31

Total Funds Drawdown

\$0.00

\$22,472.31

Program Funds Drawdown

\$0.00

\$22,472.31

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.114.220131844 (RDVA) 339 Holly LH25

Activity Title: 339 Holly Street (LBA)

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:
12/31/2019

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
COA/Fulton County Land Bank Authority

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$14,182.25
Total Budget	\$0.00	\$14,182.25
Total Obligated	\$0.00	\$14,182.25
Total Funds Drawdown	\$0.00	\$14,182.25
Program Funds Drawdown	\$0.00	\$2,142.77
Program Income Drawdown	\$0.00	\$12,039.48
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,723.13
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.114.220131844 (RDVA) 339 Holly LMMI

Activity Title: 339 Holly Street (LBA)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$228,439.55
Total Budget	\$0.00	\$228,439.55
Total Obligated	\$0.00	\$228,439.55
Total Funds Drawdown	\$0.00	\$228,439.55
Program Funds Drawdown	\$0.00	\$224,960.55
Program Income Drawdown	\$0.00	\$3,479.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$230,352.47
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Monitoring, Audit, and Technical Assistance

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

