

**Grantee: Atlanta, GA**

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

**July 1, 2012 thru September 30, 2012 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 Amount:**  
\$12,316,082.00

**Grant Status:**  
Active

**QPR Contact:**  
Valerie Fontaine

**Estimated PIRL Funds:**  
\$982,069.20

**Total Budget:**  
\$13,298,151.20

## Disasters:

### Declaration Number

No Disasters Found

## 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
<b>Total Projected Budget from All Sources</b>	N/A	\$12,317,945.88
<b>Total Budget</b>	(\$12,143.83)	\$12,317,945.88
<b>Total Obligated</b>	(\$12,143.83)	\$12,317,945.88
<b>Total Funds Drawdown</b>	\$593,697.65	\$10,704,992.75
<b>Program Funds Drawdown</b>	\$345,423.71	\$9,386,752.87
<b>Program Income Drawdown</b>	\$248,273.94	\$1,318,239.88
<b>Program Income Received</b>	\$76,718.22	\$1,300,176.93
<b>Total Funds Expended</b>	\$372,881.99	\$10,966,752.34



Match Contributed	\$0.00	\$15,679,540.31
-------------------	--------	-----------------

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$15,679,540.31
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$860,357.47
Limit on State Admin	\$0.00	\$860,357.47

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,337,192.83

## Overall Progress Narrative:

Program Developments- Current Reporting Period

- >&bull; During the reporting period, NSP recipients were successful in completing four (4) units and twenty-two (22) units were under construction at the end of the reporting period.

- >&bull; During the reporting period, four (4) units were rented and one (1) unit sold to an eligible households

Program Developments- All reporting Periods

- >&bull; The City has been successful in obligating 100% of the NSP funds awarded and expending 90.3% of the allocation. The City has received a total of \$1,300,626.93 in program income. The City has drawn 30% of funds towards housing units to be occupied by households below 50% of the Atlanta Area Median Income.

- >&bull; The NSP Developers/Sub-Recipients were able to acquire 265 units (210 rental and 55 for sale), rehabilitated 134 units, demolished 22 blighted units and provide a NSP financing Mechanism to two (2) households towards the purchase of foreclosed property.

- >&bull; Thirty (30) NSP properties were sold and eighty-eight (88) NSP units were rented to income eligible households.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$135,352.16	\$1,231,608.00	\$814,759.49
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$124,911.67	\$6,952,843.10	\$5,396,685.23
2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$18,815.20	\$410,000.00	\$389,946.21



2008-NSP1-LBA, Land Banking	\$58,964.68	\$752,110.41	\$658,915.09
2008-NSP1-REDV, Redevelopment	\$7,380.00	\$2,681,678.20	\$1,824,596.85



## Activities

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Resources for Residents and Communities

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$258,499.00
<b>Total Budget</b>	\$0.00	\$258,499.00
<b>Total Obligated</b>	\$0.00	\$258,499.00
<b>Total Funds Drawdown</b>	\$21,537.46	\$243,826.77
<b>Program Funds Drawdown</b>	\$21,537.46	\$243,826.77
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$46,217.93	\$125,092.31
<b>Total Funds Expended</b>	\$6,135.36	\$281,008.93
Resources for Residents and Communities	\$6,135.36	\$281,008.93
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

Resources for Residents and Communities in Georgia, Inc. (RRC) sold one (1) property (1860 Beecher Road) and continued to market one (1) property (1380 Centra Villa Drive) during this reporting period. Rehabilitation of the remaining two (2) properties is expected to begin in the next reporting period.

- 1380 Centra Villa Drive - Rehabilitation was completed in a prior quarter. The property is currently being marketed for sale.
- 1686 Avon Avenue - The developer is finalizing pre-construction due diligence items and lead based paint abatement. Rehabilitation is expected to commence during the next reporting period.
- 1737 Sandtown Road - The developer is finalizing Section 106 clearance requirements. Once this clearance is received, rehabilitation is expected to commence.
- 1860 Beecher Road - Rehabilitation was completed during a prior quarter and was sold in August to a LH25 buyer. This property was previously reported under activity 25210408.102.220131844 (RHB) LMMI. The financial transactions related to this property will be moved to this activity during the next reporting period.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		2/4	
# ELI Households (0-30% AMI)	1		1/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		2/4	
# of Singlefamily Units	1		2/4	

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1860 Beecher Rd SW	Atlanta		Georgia	30310-2371	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



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

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

**Activity Status:**  
 Under Way

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

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

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

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

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Resources for Residents and Communities

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$691,501.00
<b>Total Budget</b>	\$0.00	\$691,501.00
<b>Total Obligated</b>	\$0.00	\$691,501.00
<b>Total Funds Drawdown</b>	\$49,188.32	\$510,961.66
<b>Program Funds Drawdown</b>	\$49,188.32	\$465,141.44
<b>Program Income Drawdown</b>	\$0.00	\$45,820.22
<b>Program Income Received</b>	\$0.00	\$200,767.33
<b>Total Funds Expended</b>	\$14,959.83	\$510,961.66
Resources for Residents and Communities	\$14,959.83	\$510,961.66
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

Resources for Residents and Communities in Georgia, Inc. (RRC) continued the rehabilitation of one (1) property (414 Haldane Drive) and continued to market one (1) property (1375 Centra Villa Drive) during this reporting period.

- 1375 Centra Villa Drive - Rehabilitation was completed during a prior quarter and is currently being marketed for sale.
- 1860 Beecher Road - Rehabilitation was completed during a prior quarter and was sold in August to a LH25 buyer. The performance measures for this property is being reported under activity 25210408.102.220131844 (RHB) LH25. The financial transactions related to this property will be moved during the next reporting period.
- 414 Haldane Drive - The Notice to Proceed was issued in February, however dur to the contractor experiencing delays with insurance requirements mobilization didn't begin until June. Rehabilitation will be completed during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	2/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/4
# of Singlefamily Units	0	2/4

### 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	2/4	50.00
# Owner Households	0	0	0	0/0	1/0	2/4	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:** 25210408.104.220131844 (ACQ) LH25  
**Activity Title:** Partnership for the Preservation of Pittsburgh

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$523,908.80
<b>Total Budget</b>	\$0.00	\$523,908.80
<b>Total Obligated</b>	\$0.00	\$523,908.80
<b>Total Funds Drawdown</b>	\$0.00	\$546,746.03
<b>Program Funds Drawdown</b>	\$0.00	\$522,866.50
<b>Program Income Drawdown</b>	\$0.00	\$23,879.53
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total 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

**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:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	17/26

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



## Beneficiaries Performance Measures

	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

## 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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$93,075.95	\$366,223.96
<b>Program Funds Drawdown</b>	\$0.00	\$166,520.44
<b>Program Income Drawdown</b>	\$93,075.95	\$199,703.52
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$87,439.46	\$381,508.96
Partnership for the Preservation of Pittsburgh	\$87,439.46	\$381,508.96
<b>Match Contributed</b>	\$0.00	\$0.00

**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 three (3) properties (886 McDaniel Street, 1106 Ira Street and 953 Welch Street) during this reporting period.

- 886 McDaniel Street - Rehabilitation began in April and will be completed during the next reporting period.
- 1106 Ira Street - Rehabilitation began in May and will be completed during the next reporting period.
- 953 Welch Street - Rehabilitation began in April, and will be completed during the next reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/8
# of Singlefamily Units	0	3/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	1/0	3/8	100.00
# Renter Households	0	0	0	2/0	1/0	3/8	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:** 25210408.104.220131844 (RHB) LH25  
**Activity Title:** Partnership for the Preservation of Pittsburgh

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

**Activity Status:**  
 Under Way

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

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

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

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

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Partnership for the Preservation of Pittsburgh

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$226,091.20
<b>Total Budget</b>	(\$1,042.30)	\$226,091.20
<b>Total Obligated</b>	(\$1,042.30)	\$226,091.20
<b>Total Funds Drawdown</b>	\$0.00	\$226,091.20
<b>Program Funds Drawdown</b>	\$0.00	\$196,829.50
<b>Program Income Drawdown</b>	\$0.00	\$29,261.70
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$95.00	\$226,186.20
Partnership for the Preservation of Pittsburgh	\$95.00	\$226,186.20
<b>Match Contributed</b>	\$0.00	\$0.00

**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 three (3) properties (1000 Hubbard Street, 1006 Hubbard Street and 902 McDaniel Street) during this reporting period. These three properties will be part of the NSP/Community Land Trust (CLT) collaborative and will be a lease/purchase home. There has been a delay in finalizing the CLT program mechanics. Once these have been completed, the property will be available for occupancy.

- 1000 Hubbard - Rehabilitation began in April, is 90% complete and will be completed during the next reporting period.
- 1006 Hubbard - Rehabilitation began in April, is 90% complete and will be completed during the next reporting period.
- 902 McDaniel - Rehabilitation began in May, is 90% complete and will be completed during the next reporting period.

**Accomplishments Performance Measures**

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



# ELI Households (0-30% AMI)

0

1/0

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

### Beneficiaries Performance Measures

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

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Real Estate Alliance Partners

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$132,153.47
<b>Total Budget</b>	\$53,911.47	\$132,153.47
<b>Total Obligated</b>	\$53,911.47	\$132,153.47
<b>Total Funds Drawdown</b>	\$1,263.80	\$129,578.09
<b>Program Funds Drawdown</b>	\$0.00	\$128,314.29
<b>Program Income Drawdown</b>	\$1,263.80	\$1,263.80
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$138,099.07
<b>Match Contributed</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:**

**Accomplishments Performance Measures**

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/1	0/0	2/1	100.00
# Renter Households	0	0	0	2/1	0/0	2/1	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:** 25210408.106.220131844 (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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Real Estate Alliance Partners

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$309,944.20
<b>Total Budget</b>	(\$41,813.80)	\$309,944.20
<b>Total Obligated</b>	(\$41,813.80)	\$309,944.20
<b>Total Funds Drawdown</b>	\$0.00	\$249,979.71
<b>Program Funds Drawdown</b>	\$0.00	\$189,939.04
<b>Program Income Drawdown</b>	\$0.00	\$60,040.67
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$270,152.83
<b>Match Contributed</b>	\$0.00	\$0.00

**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:**

**Accomplishments Performance Measures**

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

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



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	2/0	2/0	4/4	100.00
# Renter Households	0	0	0	2/0	2/0	4/4	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

**Grantee Activity Number:** 25210408.106.220131844 (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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Real Estate Alliance Partners

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,004,846.11
<b>Total Budget</b>	(\$23,199.20)	\$1,004,846.11
<b>Total Obligated</b>	(\$23,199.20)	\$1,004,846.11
<b>Total Funds Drawdown</b>	\$41,695.55	\$1,037,700.07
<b>Program Funds Drawdown</b>	\$815.00	\$919,915.79
<b>Program Income Drawdown</b>	\$40,880.55	\$117,784.28
<b>Program Income Received</b>	\$0.00	\$384,495.46
<b>Total Funds Expended</b>	\$53,826.94	\$1,087,896.91
Real Estate Alliance Partners	\$53,826.94	\$1,087,896.91
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

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



## Beneficiaries Performance Measures

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

---



<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 ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Atlanta Regional Housing Partners

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$127,146.00
<b>Total Budget</b>	\$0.00	\$127,146.00
<b>Total Obligated</b>	\$0.00	\$127,146.00
<b>Total Funds Drawdown</b>	\$27,223.00	\$124,709.94
<b>Program Funds Drawdown</b>	\$0.00	\$97,486.94
<b>Program Income Drawdown</b>	\$27,223.00	\$27,223.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$4,775.00	\$124,709.94
Atlanta Regional Housing Partners	\$4,775.00	\$124,709.94
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

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

### Location Description:

Areas of greatest need in the City of Atlanta.

### Activity Progress Narrative:

Atlanta Regional Housing Partners (ARHP) was finishing the rehabilitation of 1058 Oglethorpe Avenue, a 16 unit apartment complex in which four (4) units are designated LH25. The final rehabilitation draw was under review to complete the project at the end of the 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	1/1
<b># ELI Households (0-30% AMI)</b>	0	4/0



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Atlanta Regional Housing Partners

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$403,029.00
<b>Total Budget</b>	\$0.00	\$403,029.00
<b>Total Obligated</b>	\$0.00	\$403,029.00
<b>Total Funds Drawdown</b>	\$81,669.00	\$374,129.80
<b>Program Funds Drawdown</b>	\$0.00	\$292,460.80
<b>Program Income Drawdown</b>	\$81,669.00	\$81,669.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$14,325.00	\$374,129.80
Atlanta Regional Housing Partners	\$14,325.00	\$374,129.80
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Atlanta Regional Housing Partners (ARHP) was finishing the rehabilitation of 1058 Oglethorpe Avenue, a 16 unit apartment complex, in which twelve (12) units are designated LMMI. The final rehabilitation draw was under review to complete the project at the end of the quarter. Two (2) units were leased during this reporting period; unit 14 in July and unit 6 in August.

**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>



# of Housing Units	2	5/12
# of Multifamily Units	2	5/12

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	3/0	1/0	5/12	80.00
# Renter Households	2	0	2	3/0	1/0	5/12	80.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
1058 Oglethorpe Ave SW Apt 14	Atlanta		Georgia	30310-2665	Match / Y
1058 Oglethorpe Ave SW Apt 6	Atlanta		Georgia	30310-2664	Match / Y

### 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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Atlanta Regional Housing Partners

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$219,825.00
<b>Total Budget</b>	\$0.00	\$219,825.00
<b>Total Obligated</b>	\$0.00	\$219,825.00
<b>Total Funds Drawdown</b>	\$0.00	\$160,389.91
<b>Program Funds Drawdown</b>	\$0.00	\$160,389.91
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$250.00	\$50,020.53
<b>Total Funds Expended</b>	\$4,442.00	\$153,400.35
Atlanta Regional Housing Partners	\$4,442.00	\$153,400.35
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

Atlanta Regional Housing Partners (ARHP) continued the rehabilitation of one (1) property (1425 Lockwood Drive) and started the rehabilitation of one (1) property (1234 Elizabeth Avenue).

- 1425 Lockwood Drive - Rehabilitation was started in December and is expected to be completed in October.
- 1234 Elizabeth Avenue - Rehabilitation began in September and is expected to be completed during the next reporting period.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/4
# of Singlefamily Units	0	2/4

### 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	1/0	2/4	100.00
# Owner Households	0	0	0	0/0	1/0	1/3	100.00
# 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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Colquitt Construction DBA Green House Renovations

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$341,024.83
<b>Total Budget</b>	\$130,241.21	\$341,024.83
<b>Total Obligated</b>	\$130,241.21	\$341,024.83
<b>Total Funds Drawdown</b>	\$21,445.04	\$332,914.80
<b>Program Funds Drawdown</b>	\$21,445.04	\$276,800.83
<b>Program Income Drawdown</b>	\$0.00	\$56,113.97
<b>Program Income Received</b>	\$0.00	\$35,121.40
<b>Total Funds Expended</b>	\$25,789.00	\$348,216.80
Colquitt Construction DBA Green House Renovations	\$25,789.00	\$348,216.80
<b>Match Contributed</b>	\$0.00	\$246,629.65

**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:**

**Accomplishments Performance Measures**

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



# of Singlefamily Units

0

4/3

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** 25210408.109.220131844 (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 ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Colquitt Construction DBA Green House Renovations

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$658,975.17
<b>Total Budget</b>	(\$130,241.21)	\$658,975.17
<b>Total Obligated</b>	(\$130,241.21)	\$658,975.17
<b>Total Funds Drawdown</b>	\$0.00	\$658,975.17
<b>Program Funds Drawdown</b>	\$0.00	\$572,271.27
<b>Program Income Drawdown</b>	\$0.00	\$86,703.90
<b>Program Income Received</b>	\$0.00	\$146,652.73
<b>Total Funds Expended</b>	(\$7,966.97)	\$651,008.20
Colquitt Construction DBA Green House Renovations	(\$7,966.97)	\$651,008.20
<b>Match Contributed</b>	\$0.00	\$220,960.24

**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:**

**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	6/7

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	6/7
<b># of Singlefamily Units</b>	0	6/7



## 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	4/0	6/8	66.67
# Owner Households	0	0	0	0/0	3/0	5/7	60.00
# Renter Households	0	0	0	0/0	1/0	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Pohl Real Estate

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$109,918.65
<b>Total Budget</b>	\$0.00	\$109,918.65
<b>Total Obligated</b>	\$0.00	\$109,918.65
<b>Total Funds Drawdown</b>	\$20,115.55	\$93,766.46
<b>Program Funds Drawdown</b>	\$20,115.55	\$93,337.89
<b>Program Income Drawdown</b>	\$0.00	\$428.57
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$15,450.11	\$100,375.13
Pohl Real Estate	\$15,450.11	\$100,375.13
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

Pohl Real Estate continued rehabilitation of 1003 Fair Street, a 7-unit property, in which five (5) units are designated LH25, and is expected to be complete during the next reporting period. The project experienced delays at the onset and was approximately ninety percent complete at the end of the quarter. Unit 2 was completed during this quarter and leased in August.

**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># ELI Households (0-30% AMI)</b>	1	1/0

  

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



# of Housing Units	1	1/5
# of Multifamily Units	1	1/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/5	0/0	1/5	100.00
# Renter Households	1	0	1	1/5	0/0	1/5	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1003 Fair St SW Apt 2	Atlanta		Georgia	30314-3172	Match / Y

## 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	0/2	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

---



# of Singlefamily Units

0

8/14

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/0	0/0	8/14	100.00
# Renter Households	0	0	0	8/0	0/0	8/14	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



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

**Activity Title:** Pohl Real Estate

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2008-NSP1-ARD

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pohl Real Estate

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$128,236.66
<b>Total Budget</b>	\$0.00	\$128,236.66
<b>Total Obligated</b>	\$0.00	\$128,236.66
<b>Total Funds Drawdown</b>	\$0.00	\$126,765.98
<b>Program Funds Drawdown</b>	\$0.00	\$126,765.98
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1,802.13	\$5,406.39
<b>Total Funds Expended</b>	\$0.00	\$126,765.98
Pohl Real Estate	\$0.00	\$126,765.98
<b>Match Contributed</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:**

**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>	0	0/0



# 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	1/0	1/0	2/2	100.00
# Renter Households	0	0	0	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 ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Aquisition/Rehab/Disposition

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

University Community Development Corporation

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$54,628.40
<b>Total Budget</b>	\$0.00	\$54,628.40
<b>Total Obligated</b>	\$0.00	\$54,628.40
<b>Total Funds Drawdown</b>	\$0.00	\$54,628.40
<b>Program Funds Drawdown</b>	\$0.00	\$54,628.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$54,628.40
University Community Development Corporation	\$0.00	\$54,628.40
<b>Match Contributed</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) completed rehabilitation of 1437 Lucile Ave, a 12 unit complex of which 4 units are designated LH25, in a prior quarter. Unit 5 was leased in September.

**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	4/4
<b># of Multifamily Units</b>	1	4/4



## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1437 Lucile Ave SW Apt 5	Atlanta		Georgia	30310-1261	Match / Y

## 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 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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

University Community Development Corporation

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$108,274.10
<b>Total Budget</b>	\$0.00	\$108,274.10
<b>Total Obligated</b>	\$0.00	\$108,274.10
<b>Total Funds Drawdown</b>	\$0.00	\$108,274.10
<b>Program Funds Drawdown</b>	\$0.00	\$108,274.10
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$108,274.10
University Community Development Corporation	\$0.00	\$108,274.10
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

University Community Development Corporation (UCDC) completed rehabilitation of 1437 Lucile Ave, a twelve (12) unit complex, in which 8 units are designated LMMI, in a prior quarter. The property is currently being marketed for lease.

**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	1/8



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	1/0	1/8	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 (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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 University Community Development Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$437,097.50
<b>Total Budget</b>	\$0.00	\$437,097.50
<b>Total Obligated</b>	\$0.00	\$437,097.50
<b>Total Funds Drawdown</b>	\$95.00	\$427,392.91
<b>Program Funds Drawdown</b>	\$95.00	\$383,245.94
<b>Program Income Drawdown</b>	\$0.00	\$44,146.97
<b>Program Income Received</b>	\$0.00	\$213,034.74
<b>Total Funds Expended</b>	\$9,704.59	\$437,097.50
University Community Development Corporation	\$9,704.59	\$436,822.50
<b>Match Contributed</b>	\$0.00	\$83,416.42

**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:**

**Accomplishments Performance Measures**

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



## 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	3/3	0.00
# Owner Households	0	0	0	0/0	0/0	3/3	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 (FCCALBA/Achor Center)

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Achor Center

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$708,411.25
<b>Total Budget</b>	\$0.00	\$708,411.25
<b>Total Obligated</b>	\$0.00	\$708,411.25
<b>Total Funds Drawdown</b>	\$2,151.00	\$221,728.62
<b>Program Funds Drawdown</b>	\$2,151.00	\$153,983.02
<b>Program Income Drawdown</b>	\$0.00	\$67,745.60
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,287.00	\$223,015.62
Achor Center	\$0.00	\$219,577.62
COA/Fulton County Land Bank Authority	\$1,287.00	\$3,438.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

340 Holly Street was scheduled to be transferred to APD Solutions from the Fulton County/City of Atlanta Land Bank Authority this quarter but closing was pushed back until early October. 340 Holly Street is a twelve (12) unit building, in which 6 of the units are designated for households below 50% AMI.

APD Solutions continue with the due diligence work and selected an Architectural & Engineering team to finalize the plans and specs for this project. Preliminary A&E plans were issued so that APD Solutions could bid out the construction work for this project. A pre-bid conference was held and a general contractor was selected. The Office of Housing, APD Solution and the architect had a meeting with Site Development regarding the soil erosion and an alternate scope of work for the retaining wall.

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



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

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

**Activity Status:**  
 Under Way

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

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

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

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

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Achor Center

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$166,508.20
<b>Total Budget</b>	\$0.00	\$166,508.20
<b>Total Obligated</b>	\$0.00	\$166,508.20
<b>Total Funds Drawdown</b>	\$4,220.30	\$164,933.66
<b>Program Funds Drawdown</b>	\$629.30	\$120,422.60
<b>Program Income Drawdown</b>	\$3,591.00	\$44,511.06
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,209.93	\$166,143.59
Achor Center	\$0.00	\$160,713.36
COA/Fulton County Land Bank Authority	\$1,209.93	\$5,430.23
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta.

**Activity Progress Narrative:**

Fulton County/City of Atlanta Land Bank Authority (LBA) continued to market 715 Florence Place for sale during this reporting period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/2

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	1/2
# 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	0	0	0	1/2	0/0	1/2	100.00
# Renter Households	0	0	0	1/2	0/0	1/2	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



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

**Activity Title:** FCCALBA/Achor Center

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

2008-NSP1-ARD

**Project Title:**

Aquisition/Rehab/Disposition

**Projected Start Date:**

03/05/2009

**Projected End Date:**

03/04/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Achor Center

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$50,080.55
<b>Total Budget</b>	\$0.00	\$50,080.55
<b>Total Obligated</b>	\$0.00	\$50,080.55
<b>Total Funds Drawdown</b>	\$938.42	\$50,012.61
<b>Program Funds Drawdown</b>	\$367.78	\$49,441.97
<b>Program Income Drawdown</b>	\$570.64	\$570.64
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,534.28	\$60,261.21
Achor Center	\$0.00	\$49,074.19
COA/Fulton County Land Bank Authority	\$1,534.28	\$11,187.02
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority continued to maintain this property while it is under contract for sale. The sale is expected to occur 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	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



# of Singlefamily Units

0

1/1

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



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

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$365,975.00
<b>Total Budget</b>	\$0.00	\$365,975.00
<b>Total Obligated</b>	\$0.00	\$365,975.00
<b>Total Funds Drawdown</b>	\$18,815.20	\$346,321.21
<b>Program Funds Drawdown</b>	\$18,815.20	\$346,321.21
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,980.75	\$348,301.96
COA/Fulton County Land Bank Authority	\$1,980.75	\$348,301.96
<b>Match Contributed</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:**

**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	10/10
<b># of Multifamily Units</b>	0	10/10



## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

**Activity Category:**  
 Land Banking - Acquisition (NSP Only)

**Activity Status:**  
 Under Way

**Project Number:**  
 2008-NSP1-LBA

**Project Title:**  
 Land Banking

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

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

**Benefit Type:**  
 Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 COA/Fulton County Land Bank Authority

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$195,719.57
<b>Total Budget</b>	\$0.00	\$195,719.57
<b>Total Obligated</b>	\$0.00	\$195,719.57
<b>Total Funds Drawdown</b>	\$0.00	\$195,719.57
<b>Program Funds Drawdown</b>	\$0.00	\$186,233.16
<b>Program Income Drawdown</b>	\$0.00	\$9,486.41
<b>Program Income Received</b>	\$27,548.19	\$27,548.19
<b>Total Funds Expended</b>	(\$17,338.07)	\$195,290.22
COA/Fulton County Land Bank Authority	(\$17,338.07)	\$195,290.22
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To provide land banking services to eligible NSP properties.

**Location Description:**

Areas of greatest need in the City of Atlanta.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

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



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** Lamar/Wadley Project

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$222,783.60
<b>Total Budget</b>	\$0.00	\$222,783.60
<b>Total Obligated</b>	\$0.00	\$222,783.60
<b>Total Funds Drawdown</b>	\$10,900.00	\$217,452.33
<b>Program Funds Drawdown</b>	\$10,900.00	\$217,452.33
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,327.94	\$215,503.02
COA/Fulton County Land Bank Authority	\$6,327.94	\$215,503.02
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquire and maintain foreclosed multifamily projects in areas of greatest need

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on these properties until they are ready for development.

**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>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

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



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

**Activity Title:** Land Bank Authority Disposition

**Activity Category:**

Land Banking - Disposition (NSP Only)

**Project Number:**

2008-NSP1-LBA

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$333,607.24
<b>Total Budget</b>	\$0.00	\$333,607.24
<b>Total Obligated</b>	\$0.00	\$333,607.24
<b>Total Funds Drawdown</b>	\$48,064.68	\$255,229.60
<b>Program Funds Drawdown</b>	\$48,064.68	\$255,229.60
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$49,549.86	\$276,859.59
COA/Fulton County Land Bank Authority	\$49,549.86	\$276,859.59
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To landbank and maintain foreclosed vacant properties for future development.

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on all land bank properties. The Partnership for Preservation of Pittsburgh (PPOP) has secured funding for the rehab of five (5) properties currently being landbanked. These five (5) properties will be transferred from the LBA to PPOP in the upcoming reporting periods for redevelopment. LBA expects to transfer one (1) property (215 Harper Road) to Real Estate Alliance Partners Group in the upcoming reporting period. Rehabilitation due diligence was underway at the end of the quarter and upon completion, the property will be transferred.

**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	3/30



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/31

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---



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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$499,037.23
<b>Total Budget</b>	\$0.00	\$499,037.23
<b>Total Obligated</b>	\$0.00	\$499,037.23
<b>Total Funds Drawdown</b>	\$7,380.00	\$422,251.44
<b>Program Funds Drawdown</b>	\$7,380.00	\$422,251.44
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$3,222.31
<b>Total Funds Expended</b>	\$30,030.85	\$448,629.89
COA/Fulton County Land Bank Authority	\$30,030.85	\$448,629.89
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City of Atlanta

**Activity Progress Narrative:**

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on all properties. LBA expects to transfer one (1) property (2829 3rd Avenue) to Real Estate Alliance Partners Group in the upcoming reporting period. Rehabilitation due diligence was underway at the end of the quarter and upon completion, the property will be transferred.

**Accomplishments Performance Measures**

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



## 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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

---

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

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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$229,441.77
<b>Total Budget</b>	\$0.00	\$229,441.77
<b>Total Obligated</b>	\$0.00	\$229,441.77
<b>Total Funds Drawdown</b>	\$0.00	\$229,186.99
<b>Program Funds Drawdown</b>	\$0.00	\$225,707.99
<b>Program Income Drawdown</b>	\$0.00	\$3,479.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$897.94)	\$228,262.13
COA/Fulton County Land Bank Authority	(\$897.94)	\$228,262.13
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Areas of Greatest Need in the City Limits of Atlanta

**Activity Progress Narrative:**

339 Holly Street continued to be held by the Fulton County/City of Atlanta Land Bank Authority until the Office of Housing could finalize the development budget with APD Solutions. This property is scheduled to transfer in October. APD Solutions continue with the due diligence work and selected an Architectural & Engineering team to finalize the plans and specs for this project. The unit mix was reconfigured from forty (40) units to thirty (30) units to allow for larger units and better marketability. Preliminary A&E plans were issued so that APD Solutions could bid out the construction work for this project. A pre-bid conference was held and a general contractor was selected. The Office of Housing, APD Solution and the architect had a meeting with the City of Atlanta Arborist for guidance on trees along the entrance and rear of the property that might pose a problem during development. A tree survey has been ordered.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

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

**Activity Title:** PLANNING/ADMINISTRATION

**Activity Category:**

Administration

**Project Number:**

2008-NSP1-ADMIN

**Projected Start Date:**

03/05/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning/Administration

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA, Office of Housing

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,231,608.00
<b>Total Budget</b>	\$0.00	\$1,231,608.00
<b>Total Obligated</b>	\$0.00	\$1,231,608.00
<b>Total Funds Drawdown</b>	\$135,352.16	\$860,357.47
<b>Program Funds Drawdown</b>	\$135,352.16	\$814,759.49
<b>Program Income Drawdown</b>	\$0.00	\$45,597.98
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$56,585.13	\$892,857.31
COA, Office of Housing	\$56,585.13	\$892,857.31
<b>Match Contributed</b>	\$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:**

During the reporting period, the following supporting efforts to implement the NSP program occurred:

- One (1) NSP staff member participated in the jurisdictional meetings for Piece by Piece.
- One (1) NSP staff member attended DRGR training sponsored by HUD August 7 - 8, 2012.
- Four (4) NSP staff members attended the Removing Barriers to Refinancing for Borrowers Roundtable Discussion on August 28, 2012.
- One (1) NSP staff members participated in the commemoration for the Partnership for Sustainable Communities on August 29, 2012. The event included a press conference, a workshop on sustainability and an opportunity to meet others interested in working together regarding the sustainability initiative.
- Four (4) Office of Housing staff members attended the Piece by Piece 2012 Annual Meeting on August 30, 2012 at the Carter Center where the keynote speaker was the newly appointed HUD Deputy Secretary Maurice Jones.
- Phase II of the City of Atlanta's Housing Study (Strategic Investment Plan) is continuing. The neighborhood matrix, which aggregates all data collected in the first phase, has been redefined and finalized. The data from Phase I is currently undergoing quality control and teams have been redeployed to specific parts of the city to take additional pictures for the windshield survey and property condition portion. An outline of the final report has been submitted and is under review.



## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Georgia	-	Not Validated / N

## 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

