

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

July 1, 2019 thru September 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: No QPR Contact Found
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 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$14,321,858.74
Total Budget	\$0.00	\$14,321,858.74
Total Obligated	\$0.00	\$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	\$10,840.78	\$13,664,773.44
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 of Atlanta Office of Housing and Community Development (HCD) continues to rehabilitate and dispose of properties under this award for the purposes of rental and homeownership.

Project Summary

Project #, Project Title	This Report	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 # / 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	Jul 1 thru Sep 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,331,608.00
Total Budget	\$0.00	\$1,331,608.00
Total Obligated	\$0.00	\$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
COA, Office of Housing	\$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:

HCD continues to manage all listed properties and seeks to rehabilitate and sell said properties. Office will continue to focus on closing out the NSP program. During this quarter, the office has shifted documentation in closing out the NSP OIG audit concerns.



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 # / 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

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2019

To Date

Total Budget

N/A

\$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



COA/Fulton County Land Bank Authority	\$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 # / 2008-NSP1-LBA / Land Banking

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: 12/31/2018
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, 2019	To Date
----------------	--------------------------------	----------------

Total Projected Budget from All Sources	N/A	\$185,624.88
Total Budget	\$0.00	\$185,624.88
Total Obligated	\$0.00	\$185,624.88
Total Funds Drawdown	\$0.00	\$185,624.88
Program Funds Drawdown	\$0.00	\$176,138.47
Program Income Drawdown	\$0.00	\$9,486.41
Program Income Received	\$0.00	\$68,501.45
Total Funds Expended	\$0.00	\$204,135.75
COA/Fulton County Land Bank Authority	\$0.00	\$204,135.75
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

340 Holly Street - The office of Housing and Community Development continues to consider best-use redevelopment options for the site.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/6
# of Singlefamily Units	0	32/6

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 (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:

12/31/2018

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jul 1 thru Sep 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$367,272.87
Total Budget	\$0.00	\$367,272.87
Total Obligated	\$0.00	\$367,272.87
Total Funds Drawdown	\$0.00	\$367,272.87
Program Funds Drawdown	\$0.00	\$357,077.68
Program Income Drawdown	\$0.00	\$10,195.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$10,840.78	\$370,606.39
COA/Fulton County Land Bank Authority	\$10,840.78	\$370,606.39
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

1076 Hubbard St. Rehabilitation has completed and the property was sold during the fourth quarter of 2018.
 1058 Hubbard St. Rehabilitation was completed during the third quarter of 2018 and the property sold during the first quarter of 2019.
 506 Mary St. Rehabilitation completed during the third quarter of 2018, the property was sold during the third quarter of 2019.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	15/30



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	15/31

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	

Project # / 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

	Jul 1 thru Sep 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$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
Partnership for the Preservation of Pittsburgh	\$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)
Activity Title:	COA/Fulton County Land Bank Authority

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jul 1 thru Sep 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$469,251.79
Total Budget	\$0.00	\$469,251.79
Total Obligated	\$0.00	\$469,251.79
Total Funds Drawdown	\$0.00	\$469,251.79
Program Funds Drawdown	\$0.00	\$459,048.21
Program Income Drawdown	\$0.00	\$10,203.58
Program Income Received	\$0.00	\$199,435.39
Total Funds Expended	\$0.00	\$477,243.63
COA/Fulton County Land Bank Authority	\$0.00	\$477,243.63
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

1515 Westwood - Construction monitoring, property inspection, and section 106 have been completed. Environmental review clearance has been approved. Rehabilitation will begin within the fourth quarter of 2019.
 991 Crew - Currently under construction, the anticipated completion date is during the fourth quarter of 2019. We anticipate dispensation next year.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/9
# of Singlefamily Units	0	2/9

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	1/0	2/9	50.00
# Owner Households	0	0	0	0/0	0/0	1/5	0.00
# Renter 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	



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

	Jul 1 thru Sep 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
COA/Fulton County Land Bank Authority	\$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

	Jul 1 thru Sep 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
COA/Fulton County Land Bank Authority	\$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

