

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

October 1, 2012 thru December 31, 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:
\$1,500,000.00

Total Budget:
\$13,816,082.00

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$13,774,689.05
Total Budget	\$3,370,438.66	\$13,774,689.05
Total Obligated	\$175,566.67	\$12,493,512.55
Total Funds Drawdown	\$491,516.81	\$11,123,799.36
Program Funds Drawdown	\$404,611.22	\$9,791,364.09
Program Income Drawdown	\$86,905.59	\$1,332,435.27
Program Income Received	\$71,136.97	\$1,371,313.90



Total Funds Expended	\$1,132,167.18	\$12,098,919.52
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	\$931,608.02
Limit on State Admin	\$0.00	\$931,608.02

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,563,680.69

Overall Progress Narrative:

Program Developments- Current Reporting Period

- During the reporting period, NSP recipients were successful in completing twelve (12) units and four (4) units were under construction at the end of the reporting period.
 - During the reporting period, fourteen (14) units were rented and two (2) units sold to an eligible households.
- Program Developments- All reporting Periods

- The City has been successful in obligating 100% of the NSP funds awarded and expending 96.8% of the allocation.
- The City has received a total of \$1,471,407 in program income. The City has drawn 30.6% of funds towards housing units to be occupied by households below 50% of the Atlanta Area Median Income.
- The NSP Developers/Sub-Recipients were able to acquire 268 units (210 rental and 58 for sale), rehabilitated 146 units, demolished 22 blighted units and provide a NSP financing Mechanism to two (2) households towards the purchase of foreclosed property.
- Thirty-two (32) NSP properties were sold and one hundred and two (102) 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	\$63,458.31	\$1,231,608.00	\$878,217.80



2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$192,122.12	\$7,795,187.39	\$5,906,421.09
2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$1,980.75	\$410,000.00	\$390,231.33
2008-NSP1-LBA, Land Banking	\$30,500.00	\$752,110.41	\$684,918.05
2008-NSP1-REDV, Redevelopment	\$116,550.04	\$3,325,326.20	\$1,629,725.82



Activities

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$350,305.77
Total Budget	\$363,167.89	\$350,305.77
Total Obligated	\$104,668.89	\$363,167.89
Total Funds Drawdown	\$48,503.15	\$247,913.36
Program Funds Drawdown	\$37,872.59	\$237,282.80
Program Income Drawdown	\$10,630.56	\$10,630.56
Program Income Received	\$0.00	\$125,092.31
Total Funds Expended	(\$21,134.95)	\$259,873.98
Resources for Residents and Communities	(\$21,134.95)	\$259,873.98
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:

Resources for Residents and Communities in Georgia, Inc. (RRC) started rehabilitation of two (2) properties (1686 Avon Avenue and 1737 Sandtown Road) and continued to market one (1) property (1380 Centra Villa Drive) during this reporting period.

- 1380 Centra Villa Drive - Rehabilitation was completed in a prior quarter. The property is currently being marketed for sale.
- 1686 Avon Avenue - Rehabilitation commenced in October and is expected to be completed during the next reporting period.
- 1737 Sandtown Road - Rehabilitation commenced in November and is expected to be completed during the next reporting period.



Accomplishments Performance Measures

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

	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	2/4	0/0	2/4	100.00
# Owner Households	0	0	0	2/4	0/0	2/4	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: 25210408.102.220131844 (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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$599,694.23
Total Budget	(\$104,668.89)	\$599,694.23
Total Obligated	(\$104,668.89)	\$586,832.11
Total Funds Drawdown	\$10,000.89	\$565,379.11
Program Funds Drawdown	\$10,000.89	\$519,558.89
Program Income Drawdown	\$0.00	\$45,820.22
Program Income Received	\$0.00	\$200,767.33
Total Funds Expended	\$79,809.79	\$590,771.45
Resources for Residents and Communities	\$79,809.79	\$590,771.45
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 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) completed the rehabilitation of one (1) property (414 Haldane Drive) and sold one (1) property (1375 Centra Villa Drive) during this reporting period.

- 1375 Centra Villa Drive - Rehabilitation was completed during a prior quarter and was sold in December.
- 414 Haldane Drive - Rehabilitation began in February and was completed in October. The property is currently being marketed for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/4
# of Singlefamily Units	1	3/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/0	3/4	66.67
# Owner Households	0	1	1	0/0	2/0	3/4	66.67

Activity Locations

Address	City	County	State	Zip	Status / Accept
1375 Centra Villa Dr SW	Atlanta		Georgia	30311-3423	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:	25210408.104.220131844 (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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$493,499.44
Total Budget	\$0.00	\$493,499.44
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$130,161.04	\$489,698.68
Program Funds Drawdown	\$114,876.04	\$281,396.48
Program Income Drawdown	\$15,285.00	\$208,302.20
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$114,876.04	\$496,385.00
Partnership for the Preservation of Pittsburgh	\$114,876.04	\$496,385.00
Match Contributed	\$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) completed the rehabilitation of two (2) properties (1106 Ira Street and 953 Welch Street), continued to market one (1) property (886 McDaniel Street) and rented two (2) properties (1106 Ira Street and 953 Welch Street) during this reporting period.

- 886 McDaniel Street - Rehabilitation was completed during a prior reporting period and the property is currently being marketed for rent. [Note, the last QPR mistakenly reported the property as still under construction.]
- 1106 Ira Street - Rehabilitation began in May and was completed in December. This property was rented to a LMMI family in December.
- 953 Welch Street - Rehabilitation began in April and was completed in October. This property was rented to a LH25 family in October.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties 2 5/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	5/8
# of Singlefamily Units	2	5/8

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1106 Ira St SW	Atlanta		Georgia	30310-3616	Match / Y
953 Welch St SW	Atlanta		Georgia	30310-2970	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:	25210408.104.220131844 (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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$232,591.76
Total Budget	\$0.00	\$232,591.76
Total Obligated	\$0.00	\$226,091.20
Total Funds Drawdown	\$0.00	\$224,826.14
Program Funds Drawdown	\$0.00	\$195,564.44
Program Income Drawdown	\$0.00	\$29,261.70
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$275.00	\$226,461.20
Partnership for the Preservation of Pittsburgh	\$275.00	\$226,461.20
Match Contributed	\$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) completed the rehabilitation of three (3) properties (1000 Hubbard Street, 1006 Hubbard Street and 902 McDaniel Street) during this reporting period. All three properties are being marketed for sale and are expected to be a part of the NSP/Community Land Trust (CLT) collaborative.

- 1000 Hubbard - Rehabilitation began in April and was completed in October. The property is currently being marketed for sale.
- 1006 Hubbard - Rehabilitation began in April and was completed in October. The property is currently being marketed for sale.
- 902 McDaniel - Rehabilitation began in May and was completed in October. The property is currently being marketed for sale.

Accomplishments Performance Measures

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

	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	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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$144,916.52
Total Budget	\$5,945.60	\$144,916.52
Total Obligated	\$5,945.60	\$138,099.07
Total Funds Drawdown	\$0.00	\$134,826.74
Program Funds Drawdown	\$0.00	\$133,562.94
Program Income Drawdown	\$0.00	\$1,263.80
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,817.46	\$144,916.53
Real Estate Alliance Partners	\$6,817.46	\$144,916.53
Match Contributed	\$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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$290,605.19
Total Budget	(\$39,791.37)	\$290,605.19
Total Obligated	(\$39,791.37)	\$270,152.83
Total Funds Drawdown	\$20,173.12	\$265,900.32
Program Funds Drawdown	\$0.00	\$185,686.53
Program Income Drawdown	\$20,173.12	\$80,213.79
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$20,452.35	\$290,605.18
Real Estate Alliance Partners	\$20,452.35	\$290,605.18
Match Contributed	\$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) LH25

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Real Estate Alliance Partners

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$179,513.04
Total Budget	\$0.00	\$179,513.04
Total Obligated	\$0.00	\$171,954.69
Total Funds Drawdown	\$0.00	\$171,954.69
Program Funds Drawdown	\$0.00	\$171,159.69
Program Income Drawdown	\$0.00	\$795.00
Program Income Received	\$0.00	\$106,115.63
Total Funds Expended	(\$26,895.22)	\$179,513.04
Real Estate Alliance Partners	(\$26,895.22)	\$179,513.04
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.106.220131844 (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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,069,067.19
Total Budget	\$0.00	\$1,069,067.19
Total Obligated	\$0.00	\$1,004,846.11
Total Funds Drawdown	\$7,640.09	\$1,017,087.16
Program Funds Drawdown	\$7,640.09	\$941,447.23
Program Income Drawdown	\$0.00	\$75,639.93
Program Income Received	\$0.00	\$384,495.46
Total Funds Expended	(\$18,829.72)	\$1,069,067.19
Real Estate Alliance Partners	(\$18,829.72)	\$1,069,067.19
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% 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	10/10

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

Grantee Activity Number:	25210408.108.220131844 (RHB) 1058 Oglethorpe LH25
Activity Title:	1058 Oglethorpe Street (ARHP)

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

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$159,507.43
Total Budget	\$159,507.43	\$159,507.43
Total Obligated	\$32,361.43	\$159,507.43
Total Funds Drawdown	\$19,815.75	\$144,525.69
Program Funds Drawdown	\$19,815.75	\$117,302.69
Program Income Drawdown	\$0.00	\$27,223.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$28,233.25	\$152,943.19
Atlanta Regional Housing Partners	\$28,233.25	\$152,943.19
Match Contributed	\$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) finished the rehabilitation of 1058 Oglethorpe Avenue, a 16 unit apartment complex in which four (4) units are designated LH25, in the last quarter. All LH25 designated units were rented in prior reporting periods.

Accomplishments Performance Measures

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



Grantee Activity Number:	25210408.108.220131844 (RHB) 1058 Oglethorpe LMMI
Activity Title:	1058 Oglethorpe Street (ARHP)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$478,522.30

Total Budget

\$478,522.30

\$478,522.30

Total Obligated

\$75,493.30

\$478,522.30

Total Funds Drawdown

\$59,447.25

\$433,577.05

Program Funds Drawdown

\$59,447.25

\$351,908.05

Program Income Drawdown

\$0.00

\$81,669.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$84,699.75

\$458,829.55

Atlanta Regional Housing Partners

\$84,699.75

\$458,829.55

Match Contributed

\$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) finished the rehabilitation of 1058 Oglethorpe Avenue, a 16 unit apartment complex, in which twelve (12) units are designated LMMI, in the prior reporting period. One (1) unit was leased during this reporting period: unit 7 in November.

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	1	6/12
# of Multifamily Units	1	6/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	3/0	2/0	6/12	83.33
# Renter Households	0	1	1	3/0	2/0	6/12	83.33

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Georgia	-	Not Validated / 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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$219,825.00
Total Budget	\$219,825.00	\$219,825.00
Total Obligated	(\$17,854.73)	\$201,970.27
Total Funds Drawdown	\$10,231.00	\$170,620.91
Program Funds Drawdown	\$10,231.00	\$170,620.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$50,020.53
Total Funds Expended	\$22,299.42	\$175,699.77
Atlanta Regional Housing Partners	\$22,299.42	\$175,699.77
Match Contributed	\$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) completed the rehabilitation of one (1) property (1425 Lockwood Drive), rented one (1) property (1425 Lockwood Drive) and continued the rehabilitation of one (1) property (1234 Elizabeth Avenue).

- 1425 Lockwood Drive - Rehabilitation was started in a prior quarter and completed in December. This property was rented in December.
- 1234 Elizabeth Avenue - Rehabilitation began in September and is expected to be completed during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/4
# of Singlefamily Units	1	3/4

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1425 Lockwood Dr SW	Atlanta		Georgia	30311-3533	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: 25210408.109.220131844 (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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$356,386.14
Total Budget	\$0.00	\$356,386.14
Total Obligated	\$0.00	\$341,024.83
Total Funds Drawdown	\$0.00	\$353,703.77
Program Funds Drawdown	\$0.00	\$297,589.80
Program Income Drawdown	\$0.00	\$56,113.97
Program Income Received	\$0.00	\$35,121.40
Total Funds Expended	\$27,774.00	\$375,990.80
Colquitt Construction DBA Green House Renovations	\$27,774.00	\$375,990.80
Match Contributed	\$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

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

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

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:

Colquitt Construction DBA Green House Renovations

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$658,975.17
Total Budget	\$0.00	\$658,975.17
Total Obligated	\$0.00	\$658,975.17
Total Funds Drawdown	\$0.00	\$638,186.20
Program Funds Drawdown	\$0.00	\$551,482.30
Program Income Drawdown	\$0.00	\$86,703.90
Program Income Received	\$0.00	\$146,652.73
Total Funds Expended	(\$27,374.00)	\$623,634.20
Colquitt Construction DBA Green House Renovations	(\$27,374.00)	\$623,634.20
Match Contributed	\$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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/7

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$127,658.10
Total Budget	\$0.00	\$127,658.10
Total Obligated	\$0.00	\$109,918.65
Total Funds Drawdown	\$9,382.26	\$103,148.72
Program Funds Drawdown	\$161.31	\$93,499.20
Program Income Drawdown	\$9,220.95	\$9,649.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$22,591.44	\$122,966.57
Pohl Real Estate	\$22,591.44	\$122,966.57
Match Contributed	\$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 completed rehabilitation of 1003 Fair Street, a 7-unit property, in which five (5) units are designated LH25, during this reporting period. Two (2) units were leased during this reporting period; unit 1 in November and unit 3 in October.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	3/5



of Multifamily Units

2

3/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	3/5	0/0	3/5	100.00
# Renter Households	2	0	2	3/5	0/0	3/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1003 Fair St SW Apt 3	Atlanta		Georgia	30314-3172	Match / Y
			Georgia	-	Not Validated / Y
1003 Fair St SW Apt 1	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	



Grantee Activity Number: 25210408.110.220131844 (RHB) 1003 Fair LMMI

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pohl Real Estate

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$52,142.04
Total Budget	\$0.00	\$52,142.04
Total Obligated	\$0.00	\$44,896.35
Total Funds Drawdown	\$3,752.91	\$41,259.48
Program Funds Drawdown	\$64.29	\$37,399.43
Program Income Drawdown	\$3,688.62	\$3,860.05
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,423.71	\$49,186.63
Pohl Real Estate	\$6,423.71	\$49,186.63
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Pohl Real Estate completed rehabilitation of 1003 Fair Street, a 7-unit property, in which two (2) units are designated LMMI, during this reporting period. One (1) unit was leased during this reporting period; unit 7 in December.

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	1	1/2
# of Multifamily Units	1	1/2



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1003 Fair St SW Apt 7	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	



Grantee Activity Number: 25210408.110.220131844 (RHB) LH25

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pohl Real Estate

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$493,049.82
Total Budget	\$0.00	\$493,049.82
Total Obligated	\$0.00	\$516,948.34
Total Funds Drawdown	\$4,073.88	\$417,881.91
Program Funds Drawdown	\$4,073.88	\$354,174.63
Program Income Drawdown	\$0.00	\$63,707.28
Program Income Received	\$0.00	\$2,699.91
Total Funds Expended	(\$495.15)	\$418,156.91
Pohl Real Estate	(\$495.15)	\$418,156.91
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Pohl Real Estate started the rehabilitation of one (1) property (384 Altoona Place) during this reporting period. Pohl Real Estate is expected to begin the rehabilitation of the remaining property (988 Allene Avenue) during the next reporting period once contractor selection has been completed.

Accomplishments Performance Measures

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

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



of Singlefamily Units

0

8/14

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.111.220131844 (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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$54,628.40
Total Budget	\$54,628.40	\$54,628.40
Total Obligated	\$0.00	\$54,628.40
Total Funds Drawdown	\$0.00	\$54,628.40
Program Funds Drawdown	\$0.00	\$54,628.40
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$54,628.40
University Community Development Corporation	\$0.00	\$54,628.40
Match Contributed	\$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. All LH25 units were leased in a prior quarter.

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	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	4/0	0/0	4/4	100.00
# Renter Households	0	0	0	4/0	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



Grantee Activity Number: 25210408.111.220131844 (ACQ) 1437 Lucile LMMI

Activity Title: University Community Development Corporation

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:

University Community Development Corporation

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$108,274.10
Total Budget	\$108,274.10	\$108,274.10
Total Obligated	\$0.00	\$108,274.10
Total Funds Drawdown	\$0.00	\$108,274.10
Program Funds Drawdown	\$0.00	\$108,274.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$108,274.10
University Community Development Corporation	\$0.00	\$108,274.10
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

University Community Development Corporation (UCDC) completed rehabilitation of 1437 Lucile Ave, a 12 unit complex of which 8 units are designated LMMI, in a prior quarter. Units 1, 4, 6, 8, 9, 10 and 11 have been leased.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	9/8



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	1	7	6/0	2/0	8/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1437 Lucile Ave SW Apt 8	Atlanta		Georgia	30310-1261	Match / Y
1437 Lucile Ave SW Apt 4	Atlanta		Georgia	30310-1261	Match / Y
1437 Lucile Ave SW Apt 9	Atlanta		Georgia	30310-1261	Match / Y
1437 Lucile Ave SW Apt 11	Atlanta		Georgia	30310-1261	Match / Y
1437 Lucile Ave SW Apt 6	Atlanta		Georgia	30310-1261	Match / Y
1437 Lucile Ave SW Apt 10	Atlanta		Georgia	30310-1261	Match / Y
1437 Lucile Ave SW Apt 1	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 (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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$437,097.50
Total Budget	\$0.00	\$437,097.50
Total Obligated	\$0.00	\$437,097.50
Total Funds Drawdown	\$9,704.59	\$437,097.50
Program Funds Drawdown	\$0.00	\$383,245.94
Program Income Drawdown	\$9,704.59	\$53,851.56
Program Income Received	\$0.00	\$213,034.74
Total Funds Expended	\$0.00	\$437,097.50
Match Contributed	\$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 Total	Cumulative Actual Total / Expected Total
# of Properties	0	3/3
# 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$698,595.20
Total Budget	(\$9,816.05)	\$698,595.20
Total Obligated	(\$9,816.05)	\$698,595.20
Total Funds Drawdown	\$1,810.66	\$223,539.28
Program Funds Drawdown	\$523.66	\$154,506.68
Program Income Drawdown	\$1,287.00	\$69,032.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$77,952.43	\$300,968.05
Achor Center	\$76,160.58	\$295,738.20
COA/Fulton County Land Bank Authority	\$1,791.85	\$5,229.85
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:

340 Holly Street was transferred to APD Solutions from the Fulton County/City of Atlanta Land Bank Authority in 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 completed all necessary due diligence work during this reporting period and rehabilitation is expected to begin during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$166,143.59
Total Budget	(\$364.61)	\$166,143.59
Total Obligated	(\$364.61)	\$166,143.59
Total Funds Drawdown	\$1,209.93	\$117,619.39
Program Funds Drawdown	\$0.00	\$71,898.40
Program Income Drawdown	\$1,209.93	\$45,720.99
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,144.21	\$168,287.80
Achor Center	\$0.00	\$160,713.36
COA/Fulton County Land Bank Authority	\$2,144.21	\$7,574.44
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:

Fulton County/City of Atlanta Land Bank Authority (LBA) executed a contract to sell 715 Florence Place 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$187,736.33
Total Budget	\$60,261.21	\$187,736.33
Total Obligated	\$10,180.66	\$60,261.21
Total Funds Drawdown	\$10,248.60	\$120,097.45
Program Funds Drawdown	\$9,043.65	\$118,321.86
Program Income Drawdown	\$1,204.95	\$1,775.59
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$75,335.93	\$135,597.14
Achor Center	\$73,839.42	\$122,913.61
COA/Fulton County Land Bank Authority	\$1,496.51	\$12,683.53
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate and rentor sell 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 sold one (1) property (1125 Jones Avenue) during this reporting period.

Accomplishments Performance Measures

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

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$355,010.59
Total Budget	\$365,975.00	\$355,010.59
Total Obligated	(\$2,660.04)	\$363,314.96
Total Funds Drawdown	\$8,689.38	\$343,954.46
Program Funds Drawdown	\$1,980.75	\$337,245.83
Program Income Drawdown	\$6,708.63	\$6,708.63
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,013.00	\$353,314.96
COA/Fulton County Land Bank Authority	\$5,013.00	\$353,314.96
Match Contributed	\$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

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/6
# of Multifamily Units	0	10/6



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) 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$268,962.37
Total Budget	\$268,962.37	\$268,962.37
Total Obligated	\$46,178.77	\$268,962.37
Total Funds Drawdown	\$3,620.00	\$241,557.47
Program Funds Drawdown	\$3,620.00	\$241,557.47
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$44,855.51	\$260,358.53
COA/Fulton County Land Bank Authority	\$44,855.51	\$260,358.53
Match Contributed	\$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

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/40
# of Multifamily Units	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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$287,428.47
Total Budget	\$287,428.47	\$287,428.47
Total Obligated	(\$46,178.77)	\$287,428.47
Total Funds Drawdown	\$26,880.00	\$267,222.11
Program Funds Drawdown	\$26,880.00	\$267,222.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$5,728.61)	\$271,130.98
COA/Fulton County Land Bank Authority	(\$5,728.61)	\$271,130.98
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:

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on all land banked 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 transferred one (1) property (215 Harper Road) to Real Estate Alliance Partners Group during this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/30

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
215 Harper Rd SE	Atlanta		Georgia	30315-7405	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:	25210408.114.220131844 (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:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$561,704.33
Total Budget	\$499,037.23	\$561,704.33
Total Obligated	\$0.00	\$499,037.23
Total Funds Drawdown	\$1,674.00	\$111,508.23
Program Funds Drawdown	\$1,674.00	\$111,508.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$71,136.97	\$74,359.28
Total Funds Expended	(\$70,562.76)	\$378,067.13
COA/Fulton County Land Bank Authority	(\$70,562.76)	\$378,067.13
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:

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on all properties. LBA transferred one (1) property (2829 3rd Avenue) to Real Estate Alliance Partners Group during this reporting period. 2829 3rd Avenue, 153 Vanira Street, 414 Haldane Drive and 1984 Sandstream are foreclosed properties therefore all expenditures related to these properties have been transferred to activity 25210408.114.220131844 (RHB). Performance measures related to these properties will also be transferred during the next reporting period. The Fulton County/City of Atlanta Land Bank Authority acquired three (3) vacant single family properties during this reporting period. These properties will be put out for redevelopment for developers through the LBAs Request for Qualifications during the next quarter.

- 2911 Mockingbird Lane
- 504 East Ontario Avenue
- 1515 Westwood Avenue



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	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 LH25

Activity Title: 339 Holly Street (LBA)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$57,360.44
Total Budget	\$57,360.44	\$57,360.44
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$747.44
Program Funds Drawdown	\$0.00	\$747.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$508.54	\$508.54
COA/Fulton County Land Bank Authority	\$508.54	\$508.54
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

339 Holly Street was transferred to APD Solutions from the Fulton County/City of Atlanta Land Bank Authority in November. APD Solutions started the asbestos abatement during this reporting period and is expected to complete it during the next reporting period. Rehabilitation will commence thereafter.

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: 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$229,441.77
Total Budget	\$0.00	\$229,441.77
Total Obligated	\$0.00	\$229,441.77
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	\$1,097.42	\$229,359.55
COA/Fulton County Land Bank Authority	\$1,097.42	\$229,359.55
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:

339 Holly Street was transferred to APD Solutions from the Fulton County/City of Atlanta Land Bank Authority in November. APD Solutions started the asbestos abatement during this reporting period and is expected to complete it during the next reporting period. Rehabilitation will commence thereafter.

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: 25210408.114.220131844 (RHB) LMMI

Activity Title: LBA Rehabilitation

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:

COA/Fulton County Land Bank Authority

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$122,072.48	\$1,000,000.00
Total Obligated	\$122,072.48	\$122,072.48
Total Funds Drawdown	\$33,247.76	\$335,274.52
Program Funds Drawdown	\$33,247.76	\$335,274.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$625,262.89	\$625,262.89
COA/Fulton County Land Bank Authority	\$625,262.89	\$625,262.89
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

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: 25210408.115.220131844 (FIN)

Activity Title: Urban Residential Finance Authority

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

2008-NSP1-FIN

Project Title:

Financing

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Urban Residential Finance Authority

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$44,025.00
Total Budget	\$44,025.00	\$44,025.00
Total Obligated	\$0.00	\$44,025.00
Total Funds Drawdown	\$0.00	\$43,625.00
Program Funds Drawdown	\$0.00	\$43,625.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$200.00	\$43,825.00
Urban Residential Finance Authority	\$200.00	\$43,825.00
Match Contributed	\$0.00	\$0.00

Activity Description:

To establish financing mechanisms for purchase and redevelopment of foreclosed upon homes for sell to households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	2/2	50.00
# Owner Households	0	0	0	0/0	1/0	2/2	50.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Category:

Administration

Project Number:

2008-NSP1-ADMIN

Projected Start Date:

03/05/2009

Benefit Type:

()

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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,231,608.00
Total Budget	\$0.00	\$1,231,608.00
Total Obligated	\$0.00	\$1,231,608.00
Total Funds Drawdown	\$71,250.55	\$931,608.02
Program Funds Drawdown	\$63,458.31	\$878,217.80
Program Income Drawdown	\$7,792.24	\$53,390.22
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$56,565.45	\$949,422.76
COA, Office of Housing	\$56,565.45	\$949,422.76
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:

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

- One (1) NSP staff member attended the Atlanta Regional Housing State of the Union Breakfast on October 1, 2012.
- Five (5) NSP staff members participated on NSP Webinars during this reporting period: NSP Spending Strategies on October 16th, Q&A with HUD and DRGR Experts on October 23rd, Calculating Annual Income on November 13th and Closeout - Disposition and Demolition on December 18th.
- One (1) NSP staff member attended an information presentation on a new Grant Locator Software that the City of Atlanta has under consideration for purchase to aid in identifying grants for the City.
- Ten (1) Office of Housing staff members attended Professional Etiquette Interpersonal Communication Skills training on November 1, 2012.
- Nine (9) Office of Housing staff members attended Public Speaking training on November 14, 2012.
- A draft of the City of Atlanta Housing Study for both Phase I (Data Collection) and Phase II was receiving during this reporting period. The draft was reviewed by fifteen (15) public and private sector stakeholders and comments provided to the consultant. The comments are being incorporated into the report and as a subsequent deliverable, the consultant is preparing a supplemental conditions report based on the data collected by the windshield survey of all residential parcels. This report will highlight the status of the City housing stock and target neighborhoods with high concentrations of vacant, poor and



deteriorated lots and structures. This supplemental report is due during the next reporting period.

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

