

**Grantee: Atlanta, GA**

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

## October 1, 2019 thru December 31, 2019 Performance Report

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<b>Grant Number:</b> B-08-MN-13-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Atlanta, GA	<b>Contract End Date:</b> 03/17/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$12,316,082.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$12,316,082.00	<b>Estimated PI/RL Funds:</b> \$2,614,531.70	
<b>Total Budget:</b> \$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
<b>Total Projected Budget from All Sources</b>	N/A	\$14,321,858.74
<b>Total Budget</b>	\$0.00	\$14,321,858.74
<b>Total Obligated</b>	\$0.00	\$13,806,310.03
<b>Total Funds Drawdown</b>	\$0.00	\$13,773,034.15
<b>Program Funds Drawdown</b>	\$0.00	\$11,723,287.22



<b>Program Income Drawdown</b>	\$0.00	\$2,049,746.93
<b>Program Income Received</b>	\$0.00	\$2,552,475.75
<b>Total Funds Expended</b>	\$163,077.41	\$13,827,850.85
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$15,712,034.81

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$15,712,034.81
<b>Limit on Public Services</b>	\$1,847,412.30	\$0.00
<b>Limit on Admin/Planning</b>	\$1,231,608.20	\$1,330,545.29
<b>Limit on Admin</b>	\$0.00	\$1,330,545.29
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$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	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,331,608.00
<b>Total Budget</b>	\$0.00	\$1,331,608.00
<b>Total Obligated</b>	\$0.00	\$1,330,545.29
<b>Total Funds Drawdown</b>	\$0.00	\$1,330,545.29
<b>Program Funds Drawdown</b>	\$0.00	\$1,052,572.87
<b>Program Income Drawdown</b>	\$0.00	\$277,972.42
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,242,793.84
COA, Office of Housing	\$0.00	\$1,242,793.84
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

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 submitted 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

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

**Grantee Activity Number:** 25210408.114.220131844 (RHB) LMMI

**Activity Title:** LBA Rehabilitation

**Activitiy 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:**

12/31/2019

**Completed Activity Actual End Date:**

**Responsible Organization:**

COA/Fulton County Land Bank Authority

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2019**

**To Date**

N/A

\$1,161,479.48

**Total Budget**

\$0.00

\$1,161,479.48

**Total Obligated**

\$0.00

\$1,161,479.48

**Total Funds Drawdown**

\$0.00

\$1,161,479.48

**Program Funds Drawdown**

\$0.00

\$784,737.64

**Program Income Drawdown**

\$0.00

\$376,741.84

**Program Income Received**

\$0.00

\$239,346.54

**Total Funds Expended**

\$0.00

\$1,209,969.81



COA/Fulton County Land Bank Authority	\$0.00	\$1,209,969.81
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$32,494.50

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

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

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	3/0	6/6	50.00
# Owner Households	0	0	0	0/0	3/0	6/4	50.00
# Renter Households	0	0	0	0/0	0/0	0/2	0

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

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

**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  
**Activity Status:** Completed  
**Project Number:**  
**Project Title:**

2008-NSP1-FIN

Financing

**Projected Start Date:**

**Projected End Date:**

03/05/2008

12/31/2018

**Benefit Type:**

**Completed Activity Actual End Date:**

Direct ( HouseHold )

**National Objective:**

**Responsible Organization:**

NSP Only - LH - 25% Set-Aside

COA/Fulton County Land Bank Authority

**Overall**

**Oct 1 thru Dec 31, 2019**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$9,360.50

**Total Budget**

\$0.00

\$9,360.50

**Total Obligated**

\$0.00

\$9,360.50

**Total Funds Drawdown**

\$0.00

\$9,360.50

**Program Funds Drawdown**

\$0.00

\$9,360.50

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$9,360.50

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Project # / 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)

**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

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2019**

**To Date**

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 St - 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	

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<b>Grantee Activity Number:</b>	<b>25210408.114.220131844 (LBAD)</b>
<b>Activity Title:</b>	<b>Land Bank Authority Disposition</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$367,272.87
<b>Total Budget</b>	\$0.00	\$367,272.87
<b>Total Obligated</b>	\$0.00	\$367,272.87
<b>Total Funds Drawdown</b>	\$0.00	\$367,272.87
<b>Program Funds Drawdown</b>	\$0.00	\$357,077.68
<b>Program Income Drawdown</b>	\$0.00	\$10,195.19
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$370,606.39
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	15/30
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	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

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2019**

**To Date**

**Total Budget**

N/A

\$22,472.31

**Total Obligated**

\$0.00

\$22,472.31

**Total Funds Drawdown**

\$0.00

\$22,472.31

**Program Funds Drawdown**

\$0.00

\$22,472.31

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**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:**

12/18/2019

**Responsible Organization:**

COA/Fulton County Land Bank Authority

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$469,251.79
<b>Total Budget</b>	\$0.00	\$469,251.79
<b>Total Obligated</b>	\$0.00	\$469,251.79
<b>Total Funds Drawdown</b>	\$0.00	\$469,251.79
<b>Program Funds Drawdown</b>	\$0.00	\$459,048.21
<b>Program Income Drawdown</b>	\$0.00	\$10,203.58
<b>Program Income Received</b>	\$0.00	\$199,435.39
<b>Total Funds Expended</b>	\$163,077.41	\$640,321.04
COA/Fulton County Land Bank Authority	\$163,077.41	\$640,321.04
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

1515 Westwood - Construction monitoring, property inspection, and section 106 have been completed. Environmental review clearance has been approved. Working with agency to renegotiate redevelopment agreement. Anticipate rehabilitation will begin within the first quarter of 2020.

991 Crew - Property was sold during the fourth quarter of 2019.

**Accomplishments Performance Measures**

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/9



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		3/9	
# of Singlefamily Units	1		3/9	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	1	0	1	1/0	1/0	3/9	66.67	
# Owner Households	1	0	1	1/0	0/0	2/5	50.00	
# 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**

	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$14,182.25
<b>Total Budget</b>	\$0.00	\$14,182.25
<b>Total Obligated</b>	\$0.00	\$14,182.25
<b>Total Funds Drawdown</b>	\$0.00	\$14,182.25
<b>Program Funds Drawdown</b>	\$0.00	\$2,142.77
<b>Program Income Drawdown</b>	\$0.00	\$12,039.48
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,723.13
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

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

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

**Activity Category:**

Acquisition - general

**Project Number:**

2008-NSP1-REDV

**Projected Start Date:**

03/05/2009

**Benefit Type:**

Direct ( 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**

	<b>Oct 1 thru Dec 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$228,439.55
<b>Total Budget</b>	\$0.00	\$228,439.55
<b>Total Obligated</b>	\$0.00	\$228,439.55
<b>Total Funds Drawdown</b>	\$0.00	\$228,439.55
<b>Program Funds Drawdown</b>	\$0.00	\$224,960.55
<b>Program Income Drawdown</b>	\$0.00	\$3,479.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$230,352.47
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<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:**

**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

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## 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

