

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

January 1, 2012 thru March 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 PI/RL Funds:
\$982,069.20

Total Budget:
\$13,298,151.20

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,330,089.71
Total Budget	\$0.00	\$12,330,089.71
Total Obligated	\$0.00	\$12,330,089.71
Total Funds Drawdown	\$618,787.91	\$9,996,380.42
Program Funds Drawdown	\$589,345.99	\$9,041,329.16
Program Income Drawdown	\$29,441.92	\$955,051.26
Program Income Received	\$292,788.57	\$1,228,870.35
Total Funds Expended	\$620,776.53	\$10,182,368.10



Match Contributed	\$0.00	\$0.00
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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	\$0.00
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$725,005.31
Limit on State Admin	\$0.00	\$725,005.31

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,079,020.50	\$4,154,082.45

Overall Progress Narrative:

Program Developments- Current Reporting Period

- During the reporting period, NSP recipients were successful in completing thirty-one (31) units and forty-three (43) units were under construction at the end of the reporting period.
- During the reporting period, thirty-six (36) units were rented and three (3) 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 83% of the allocation. The City has received a total of \$1,133,366.96 in program income. The City has expended 27% 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 265 units (210 rental and 55 for sale), rehabilitated 103 units, demolished 22 blighted units and provide a NSP financing Mechanism to two (2) households towards the purchase of foreclosed property. Twenty-four (24) NSP properties were sold and sixty-six (66) NSP units were rented to income eligible households. Fifty-nine (59) households with income less than 50% AMI benefited from the disposed properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$91,673.47	\$1,231,608.00	\$679,407.33
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$374,863.13	\$6,976,042.30	\$5,293,976.62



2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$55,237.56	\$410,000.00	\$371,131.01
2008-NSP1-LBA, Land Banking	\$16,174.00	\$752,110.41	\$599,950.41
2008-NSP1-REDV, Redevelopment	\$51,397.83	\$2,658,479.00	\$1,795,013.79



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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$258,499.00
Total Budget	\$0.00	\$258,499.00
Total Obligated	\$0.00	\$258,499.00
Total Funds Drawdown	\$40,236.93	\$222,289.31
Program Funds Drawdown	\$40,236.93	\$222,289.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$78,874.38
Total Funds Expended	\$40,236.93	\$222,289.31
Resources for Residents and Communities	\$40,236.93	\$222,289.31
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) continued the rehabilitation of one (1) property (1380 Centra Villa Drive) during this reporting period. Rehabilitation of the remaining two (2) properties is expected to begin in the next reporting period once additional funding is secured.

- 1380 Centra Villa Drive - Rehabilitation began in October 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	1/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/4	0/0	1/4	100.00
# Owner Households	0	0	0	1/4	0/0	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: 25210408.102.220131844 (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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$691,501.00
Total Budget	\$0.00	\$691,501.00
Total Obligated	\$0.00	\$691,501.00
Total Funds Drawdown	\$64,488.02	\$461,773.34
Program Funds Drawdown	\$64,488.02	\$415,953.12
Program Income Drawdown	\$0.00	\$45,820.22
Program Income Received	\$110,247.51	\$200,767.33
Total Funds Expended	\$58,870.02	\$461,773.34
Resources for Residents and Communities	\$58,870.02	\$461,773.34
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) started the rehabilitation of one (1) property (414 Haldane Drive), continued the rehabilitation of two (2) properties (1375 Centra Villa Drive and 1860 Beecher Road) and sold one (1) property (1223 Spring Park Drive) during this reporting period.

- 1375 Centra Villa Drive - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 1860 Beecher Road - Rehabilitation began in October and is expected to be completed during the next reporting period.
- 1223 Spring Park Drive - The rehabilitation for this property was completed in a prior reporting period and was sold to a homebuyer in March.
- 414 Haldane Drive - Rehabilitation began in February and due to the size of the house and the scope of work, will not be completed until the third (3rd) quarter of 2012.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	1/0	2/4	50.00
# Owner Households	0	0	1	0/0	1/0	2/4	50.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1223 Spring Park Dr SW	Atlanta		Georgia	30311-2410	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 (ACQ) LH25
Activity Title: Partnership for the Preservation of Pittsburgh

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$523,908.80
Total Budget	\$0.00	\$523,908.80
Total Obligated	\$0.00	\$523,908.80
Total Funds Drawdown	\$0.00	\$546,746.03
Program Funds Drawdown	\$0.00	\$522,866.50
Program Income Drawdown	\$0.00	\$23,879.53
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$22,837.23)	\$523,908.80
Partnership for the Preservation of Pittsburgh	(\$22,837.23)	\$523,908.80
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire blighted and vacant single family homes to be sold, lease-purchased or rented to households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh (PPoP) acquired no additional properties during this reporting period.

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/26	0/0	0/26	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	25210408.104.220131844 (RDVR) LMMI
Activity Title:	Partnership for the Preservation of Pittsburgh

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
2008-NSP1-REDV

Project Title:
Redevelopment

Projected Start Date:
03/05/2009

Projected End Date:
03/04/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Partnership for the Preservation of Pittsburgh

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$47,162.72	\$264,448.01
Program Funds Drawdown	\$17,720.80	\$166,520.44
Program Income Drawdown	\$29,441.92	\$97,927.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$55,862.72	\$273,148.01
Partnership for the Preservation of Pittsburgh	\$55,862.72	\$273,148.01
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 and rented one (1) property (950 Welch Street). PPOP will commence with the rehabilitation of three (3) properties (886 McDaniel Street, 1106 Ira Street and 953 Welch Street) during the next reporting period.

- 950 Welch Street- Rehabilitation began in January and was rented in February.
- 886 McDaniel Street - Demolition of a detached garage was completed during this reporting period. A notice to proceed with rehabilitaiton is expected in the next reporting period.
- 1106 Ira Street - Pre-development work was completed during this reporting period. A notice to proceed is expected in the next reporting period.
- 953 Welch Street - A potential tenant has been identified for this property. Tenant approval is expected to be issued during the next reporting period as well as the notice to proceed for the rehabilitation scope of work.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Properties	1	3/8
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/8
# of Singlefamily Units	1	3/8

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	3/8	100.00
# Renter Households	1	0	1	2/0	1/0	3/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
950 Welch St SW	Atlanta		Georgia	30310-2969	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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$227,133.50
Total Budget	\$0.00	\$227,133.50
Total Obligated	\$0.00	\$227,133.50
Total Funds Drawdown	\$0.00	\$199,270.52
Program Funds Drawdown	\$0.00	\$196,829.50
Program Income Drawdown	\$0.00	\$2,441.02
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$26,820.68	\$226,091.20
Partnership for the Preservation of Pittsburgh	\$26,820.68	\$226,091.20
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) has no further properties designated for households at 50% of area median income at this time.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# 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: 25210408.105.220131844 (NC) Edgewood LH25

Activity Title: Edgewood Townhomes, LLC

Activity Category:

Construction of new housing

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:

Edgewood Townhomes, LLC.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$0.00	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$691,863.65
Program Income Drawdown	\$0.00	\$308,136.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,000,000.00
Edgewood Townhomes, LLC.	\$0.00	\$1,000,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

To redevelop vacant land for the development of a multifamily rental complex for households below 60% of the AMI. 40 units are designated for households below 50% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Edgewood Townhomes continued construction during this reporting period. An additional twenty-five (25) units were completed and rented during this reporting period. The remaining eight (8) NSP units are expected to be completed and rented during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	14	20/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	25	32/40
# of Multifamily Units	25	32/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	25	0	25	32/40	0/0	32/40	100.00
# Renter Households	25	0	25	32/40	0/0	32/40	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
150 Hutchinson St NE Unit 212	Atlanta		Georgia	30307-3820	Match / N
144 Mayson Ave NE Unit 2009	Atlanta		Georgia	30307-2818	Match / N
150 Hutchinson Street, Unit 1012	atlanta		Georgia	30307-3820	Match / N
150 Hutchinson St NE Unit 1007	Atlanta		Georgia	30307-3820	Match / N
150 Hutchinson Street, Unit 508	atlanta		Georgia	30307-3820	Match / N
130 Mayson Avenue, Unit 1805	atlanta		Georgia	30307-2840	Match / N
150 Hutchinson St NE Unit 1002	Atlanta		Georgia	30307-3820	Match / N
150 Hutchinson Street, Unit 702	atlanta		Georgia	30307-3820	Match / N
150 Hutchinson St NE Unit 507	Atlanta		Georgia	30307-3820	Match / N
130 Mayson Ave Unit 1807	Atlanta		Georgia	30307-2840	Match / N
175 Lowry St NE Unit 1204	Atlanta		Georgia	30307-2639	Match / Y
144 Mayson Ave Unit 2002	Atlanta		Georgia	30307-2818	Match / N
175 Lowry St NE Unit 1201	Atlanta		Georgia	30307-2639	Match / Y
175 Lowry St NE Unit 1502	Atlanta		Georgia	30307-2640	Match / Y
150 Hutchinson St NE Unit 1006	Atlanta		Georgia	30307-3820	Match / N
150 Hutchinson Street, Unit 209	atlanta		Georgia	30307-3820	Match / N
175 Lowry St NE Unit 1507	Atlanta		Georgia	30307-2640	Match / Y
175 Lowry St NE Unit 1505	Atlanta		Georgia	30307-2640	Match / Y
150 Hutchinson St NE Unit 706	Atlanta		Georgia	30307-3820	Match / N
150 Hutchinson St NE Unit 102	Atlanta		Georgia	30307-3820	Match / N
150 Hutchinson St NE Unit 710	Atlanta		Georgia	30307-3820	Match / N
150 Hutchinson Street, Unit 1011	atlanta		Georgia	30307-3820	Match / N
150 Hutchinson St NE Unit 512	Atlanta		Georgia	30307-3820	Match / N
150 Hutchinson St NE Unit 902	Atlanta		Georgia	30307-3820	Match / N
144 Mayson Ave Unit 2007	Atlanta		Georgia	30307-2818	Match / 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	



Grantee Activity Number: 25210408.106.220131844 (RDVR) LH25

Activity Title: Real Estate Alliance Partners

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:

Real Estate Alliance Partners

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$78,242.00
Total Budget	\$0.00	\$78,242.00
Total Obligated	\$0.00	\$78,242.00
Total Funds Drawdown	\$0.00	\$65,561.23
Program Funds Drawdown	\$0.00	\$65,561.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$65,561.23
Real Estate Alliance Partners	\$0.00	\$65,561.23
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:

Real Estate Alliance Partners (REAL) completed the rehabilitation of one (1) property (197 South Avenue) during the prior reporting period and leased the one (1) LH25 unit during this reporting period.

- 197 South Avenue - The rehabilitation of this property was completed in a prior reporting period and leased one (1) unit during this reporting period. The other three (3) units are designated LMMI. Funding related to this unit is currently expended and drawn under LMMI. We will shift the funding for this unit from LMMI to LH25 during the next 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	1	2/1
# of Singlefamily Units	1	2/1

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
197 South Ave SE Apt A	Atlanta		Georgia	30315-1562	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: 25210408.106.220131844 (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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$351,758.00
Total Budget	\$0.00	\$351,758.00
Total Obligated	\$0.00	\$351,758.00
Total Funds Drawdown	\$0.00	\$290,529.71
Program Funds Drawdown	\$0.00	\$230,489.04
Program Income Drawdown	\$0.00	\$60,040.67
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$1,137.59)	\$289,392.12
Real Estate Alliance Partners	(\$1,137.59)	\$289,392.12
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:

Real Estate Alliance Partners (REAL) completed the rehabilitation of one (1) property (197 South Avenue) during the prior reporting period and leased the property during this reporting period.

- 197 South Avenue - The rehabilitation of this property was completed in a prior reporting period and leased all three (3) units during this reporting period. The other unit is designated LH25. Funding related to the LH25 unit is currently expended and drawn under LMMI. We will shift the funding for the LH25 unit from LMMI to LH25 during the next 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	3	4/5
# of Singlefamily Units	3	4/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	1	3	2/0	2/0	4/5	100.00
# Renter Households	2	1	3	2/0	2/0	4/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
197 South Ave SE Apt B	Atlanta		Georgia	30315-1562	Match / Y
197 South Ave SE Apt C	Atlanta		Georgia	30315-1562	Match / Y
197 South Ave SE Apt D	Atlanta		Georgia	30315-1562	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: 25210408.106.220131844 (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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$171,954.69
Total Budget	\$0.00	\$171,954.69
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	\$30,373.01	\$206,408.26
Real Estate Alliance Partners	\$30,373.01	\$206,408.26
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:

Real Estate Alliance Partners (REAL) has no further properties designated for households at 50% of area median income at this time.

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,028,045.31
Total Budget	\$0.00	\$1,028,045.31
Total Obligated	\$0.00	\$1,028,045.31
Total Funds Drawdown	\$66,922.13	\$1,018,207.58
Program Funds Drawdown	\$66,922.13	\$941,303.85
Program Income Drawdown	\$0.00	\$76,903.73
Program Income Received	\$74,783.88	\$306,834.58
Total Funds Expended	\$86,808.96	\$1,044,120.94
Real Estate Alliance Partners	\$86,808.96	\$1,044,120.94
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:

Real Estate Alliance Partners (REAL) sold one (1) property (934 Violet Street) and placed one (1) property (984 Violet Street) is under contract for sale during this reporting period.

- 934 Violet Street - The rehabilitation of this property was completed in a prior reporting period and was sold to a homebuyer in March.
 - 984 Violet Street - The rehabilitation of this property was completed in a prior reporting period. This property is under contract for sale during the next reporting period.
- Note: We were unable to enter the demographic data for 934 Washington Street into the DRGR reporting system this quarter and will continue to work with the DRGR Help Desk to correct this error in the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	9/10



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	9/10
# of Singlefamily Units	1	9/10

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

Address	City	County	State	Zip	Status / Accept
934 Violet Ave SE	Atlanta		Georgia	30315-1825	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	25210408.108.220131844 (RHB) 1058 Oglethorpe LH25
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 - 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:

Atlanta Regional Housing Partners

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$127,146.00
Total Budget	\$0.00	\$127,146.00
Total Obligated	\$0.00	\$127,146.00
Total Funds Drawdown	\$26,976.25	\$97,486.94
Program Funds Drawdown	\$26,976.25	\$97,486.94
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$22,069.79	\$97,486.94
Atlanta Regional Housing Partners	\$22,069.79	\$97,486.94
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) started rehabilitation of 1058 Oglethorpe Avenue, a 16 unit apartment complex in which four (4) units are designated LH25, in April and is expected to complete it during the next reporting period. The first four (4) units in the complex were completed in March and two (2) units were rented to LH25 renters.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1058 Oglethorpe Ave SW Apt 3	Atlanta		Georgia	30310-2664	Match / Y
1058 Oglethorpe Ave SW Apt 1	Atlanta		Georgia	30310-2664	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	25210408.108.220131844 (RHB) 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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$403,029.00
Total Budget	\$0.00	\$403,029.00
Total Obligated	\$0.00	\$403,029.00
Total Funds Drawdown	\$80,928.75	\$292,460.80
Program Funds Drawdown	\$80,928.75	\$292,460.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$60,009.00	\$292,460.80
Atlanta Regional Housing Partners	\$60,009.00	\$292,460.80
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) started rehabilitation of 1058 Oglethorpe Avenue, a 16-unit apartment complex, in which 12 of the units are designated LMMI, in April and is expected to complete it during the next reporting period. The first four (4) units in the complex were completed in March and two (2) LMMI renters are scheduled to move-in 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	Cumulative Actual Total / Expected
	Total	Total



of Housing Units

0

0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	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: 25210408.108.220131844 (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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$219,825.00
Total Budget	\$0.00	\$219,825.00
Total Obligated	\$0.00	\$219,825.00
Total Funds Drawdown	\$0.00	\$160,389.91
Program Funds Drawdown	\$0.00	\$160,389.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$49,020.53
Total Funds Expended	(\$11,431.56)	\$148,958.35
Atlanta Regional Housing Partners	(\$11,431.56)	\$148,958.35
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) continued the rehabilitation of one (1) property (1425 Lockwood Drive). Rehabilitation of the remaining property is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 1425 Lockwood Drive - Rehabilitation was started in December 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



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.109.220131844 (RHB) LH25

Activity Title: Colquitt Construction

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$210,783.62
Total Budget	\$0.00	\$210,783.62
Total Obligated	\$0.00	\$120,306.10
Total Funds Drawdown	\$0.00	\$181,228.55
Program Funds Drawdown	\$0.00	\$154,344.65
Program Income Drawdown	\$0.00	\$26,883.90
Program Income Received	\$0.00	\$23,040.79
Total Funds Expended	\$90,477.52	\$210,458.62
Colquitt Construction DBA Green House Renovations	\$90,477.52	\$210,458.62
Match Contributed	\$0.00	\$0.00

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:

Colquitt Construction sold one (1) property (2454 Harvel Drive) during this reporting period.

- 2454 Harvel Drive - Rehabilitation was completed in a prior reporting period. This property was sold to a homebuyer in March. This property was previously was reported under the LMMI activity.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
2454 Harvel Dr NW	Atlanta		Georgia	30318-7443	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) 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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$789,216.38
Total Budget	\$0.00	\$789,216.38
Total Obligated	\$0.00	\$879,693.90
Total Funds Drawdown	\$0.00	\$709,822.38
Program Funds Drawdown	\$0.00	\$673,282.41
Program Income Drawdown	\$0.00	\$36,539.97
Program Income Received	\$0.00	\$145,176.58
Total Funds Expended	(\$100,964.52)	\$749,499.31
Colquitt Construction DBA Green House Renovations	(\$100,964.52)	\$749,499.31
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:

Colquitt Construction placed one (1) property under contract for sale and continued to work towards the sale of one (1) property (598 Oakside Drive) during this reporting period.

- 812 Braemar Avenue - Rehabilitation was completed in a prior reporting period. The property is currently under contract for sale during the next reporting period.
- 2454 Harvel Drive - Rehabilitation was completed during a previous reporting period and was sold to a LH25 buyer. This property is being moved to the 25210408.109.220131844 (RHB) LH25.
- 598 Oakside Drive - Rehabilitation was completed during a previous reporting period. This property is currently under contract for sale during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/9
# of Singlefamily Units	0	6/9

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	4/0	6/9	66.67
# Owner Households	0	0	0	0/0	3/0	5/8	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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$109,918.65
Total Budget	\$0.00	\$109,918.65
Total Obligated	\$0.00	\$109,918.65
Total Funds Drawdown	\$15,623.81	\$73,650.91
Program Funds Drawdown	\$15,623.81	\$73,222.34
Program Income Drawdown	\$0.00	\$428.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$14,100.32	\$73,650.90
Pohl Real Estate	\$14,100.32	\$73,650.90
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 started rehabilitation of 1003 Fair Street, a 7-unit property, in which five (5) units are designated LH25, in February and is expected to complete it during the next reporting period. The project experienced delays at the onset and is currently approximately fifty percent complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	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: 25210408.110.220131844 (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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$44,896.35
Total Budget	\$0.00	\$44,896.35
Total Obligated	\$0.00	\$44,896.35
Total Funds Drawdown	\$6,249.52	\$29,460.35
Program Funds Drawdown	\$6,249.52	\$29,288.92
Program Income Drawdown	\$0.00	\$171.43
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,640.13	\$29,460.36
Pohl Real Estate	\$5,640.13	\$29,460.36
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 started rehabilitation of 1003 Fair Street, a 7-unit property in which 2 units are designated LMMI, in February and is expected to complete it during the next reporting period. The project experienced delays at the onset and is currently approximately fifty percent complete.

Accomplishments Performance Measures

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

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



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	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



Grantee Activity Number: 25210408.110.220131844 (RHB) LH25

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - 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:

Pohl Real Estate

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$516,948.34
Total Budget	\$0.00	\$516,948.34
Total Obligated	\$0.00	\$516,948.34
Total Funds Drawdown	\$30,386.52	\$413,287.03
Program Funds Drawdown	\$30,386.52	\$349,579.75
Program Income Drawdown	\$0.00	\$63,707.28
Program Income Received	\$741.64	\$899.97
Total Funds Expended	\$24,045.00	\$413,287.03
Pohl Real Estate	\$24,045.00	\$413,287.03
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 completed rehabilitation of one (1) property (385 Inman Street) during this reporting period. Rehabilitation of all other properties is expected to begin in the next reporting period once all pre-development work has been completed including contractor selection, Section 106 reviews and lead-based paint risk assessments.

- 385 Inman Street - Rehabilitation began in April and was completed in January. The property was rented to a ELI LH25 renter in January.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/9



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	8/14
# of Singlefamily Units	1	8/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	8/0	0/0	8/14	100.00
# Renter Households	1	0	1	8/0	0/0	8/14	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
385 Inman St SW	Atlanta		Georgia	30310-1212	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) 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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$128,236.66
Total Budget	\$0.00	\$128,236.66
Total Obligated	\$0.00	\$128,236.66
Total Funds Drawdown	\$0.00	\$126,765.98
Program Funds Drawdown	\$0.00	\$126,765.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$1,802.13	\$1,802.13
Total Funds Expended	\$0.00	\$126,765.98
Pohl Real Estate	\$0.00	\$126,765.98
Match Contributed	\$0.00	\$0.00

Activity Description:

To acquire and rehabilitate foreclosed homes for households at or below 120% AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

Pohl Real Estate has no further properties designated for households at 120% of area median income at this time.

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	2/2
# of Multifamily Units	0	0/0



of Singlefamily Units

0

2/2

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.111.220131844 (ACQ) 1437 Lucile LH25

Activity Title: University Community Development Corporation

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

University Community Development Corporation

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$54,628.40
Total Budget	\$0.00	\$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. The LH25 units are currently being marketed for lease.

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	2/4
# of Multifamily 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	2/0	0/0	2/4	100.00
# Renter Households	0	0	0	2/0	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: 25210408.111.220131844 (ACQ) 1437 Lucile LMMI

Activity Title: University Community Development Corporation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

University Community Development Corporation

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$108,274.10
Total Budget	\$0.00	\$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, in which 8 units are designated LMMI, in a prior quarter. The property is currently being marketed for lease and leased one(1) unit this reporting period.

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	1/8



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	1/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1437 Lucile Ave SW Apt 7	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	Jan 1 thru Mar 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	\$24,138.58	\$427,297.91
Program Funds Drawdown	\$24,138.58	\$383,150.94
Program Income Drawdown	\$0.00	\$44,146.97
Program Income Received	\$105,213.41	\$316,338.43
Total Funds Expended	\$8,950.45	\$427,297.91
University Community Development Corporation	\$8,950.45	\$427,022.91
Match Contributed	\$0.00	\$0.00

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:

University Community Development Corporation (UCDC) continued rehabilitation of one (1) property (742 Peeples Street) during this reporting period.

- 742 Peeples Street - Rehabilitation began in June and is expected to be completed during the next reporting period. This property is under contract for sale during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	2/3
# of Singlefamily Units	0	2/3

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	2/3	0.00
# Owner Households	0	0	0	0/0	0/0	2/3	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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$708,411.25
Total Budget	\$0.00	\$708,411.25
Total Obligated	\$0.00	\$708,411.25
Total Funds Drawdown	\$3,278.89	\$219,577.62
Program Funds Drawdown	\$3,278.89	\$151,832.02
Program Income Drawdown	\$0.00	\$67,745.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,647.09	\$219,577.62
Achor Center	\$2,647.09	\$219,577.62
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:

During the reporting period, the Asset Property Disposition Solutions (APDS) completed contract negotiations with Fulton County/City of Atlanta Land Bank Authority (LBA) and executed their development agreement. LBA continued to maintain the property, while APDS submitted a revised development plan, revised development budget and proforma, all of which is under review by the City of Atlanta (CITY).

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



of Housing Units

0

0/12

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.112.220131844 (RHB) LH25

Activity Title: FCCALBA/Achor Center

Activity Category:

Rehabilitation/reconstruction of residential structures

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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$166,508.20
Total Budget	\$0.00	\$166,508.20
Total Obligated	\$0.00	\$166,508.20
Total Funds Drawdown	\$14,946.06	\$160,713.36
Program Funds Drawdown	\$14,946.06	\$119,793.30
Program Income Drawdown	\$0.00	\$40,920.06
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,869.54	\$160,713.36
Achor Center	\$6,869.54	\$160,713.36
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/Ciyt of Atlanta Land Bank Authority (LBA) continue to market 715 Florence Place for sale during the 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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$50,080.55
Total Budget	\$0.00	\$50,080.55
Total Obligated	\$0.00	\$50,080.55
Total Funds Drawdown	\$687.67	\$49,074.19
Program Funds Drawdown	\$687.67	\$49,074.19
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$456.67	\$49,074.19
Achor Center	\$456.67	\$49,074.19
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Progress Narrative:

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: 25210408.113.220131844 (DEM)
Activity Title: COA, Bureau of Code Compliance

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 2008-NSP1-DEMO

Project Title:
 Demolition

Projected Start Date:
 03/05/2009

Projected End Date:
 03/04/2013

Benefit Type:
 Area ()

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 COA, Office of Code Compliance

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$301,850.00
Total Budget	\$0.00	\$301,850.00
Total Obligated	\$0.00	\$301,850.00
Total Funds Drawdown	\$0.00	\$301,850.00
Program Funds Drawdown	\$0.00	\$301,850.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$301,850.00
COA, Office of Code Compliance	\$0.00	\$301,850.00
Match Contributed	\$0.00	\$0.00

Activity Description:

To demolish blighted properties adjacent or near NSP funded projects to support the viability of the NSP funded projects and to further the goal of stabilizing declining and distressed neighborhoods.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The Office of Code Enforcement (OOC) has no further properties designated for demolition under the NSP program at this time.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/16
# of buildings (non-residential)	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/21



of Singlefamily Units

0

21/21

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	0/0	0

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	



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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$365,975.00
Total Budget	\$0.00	\$365,975.00
Total Obligated	\$0.00	\$365,975.00
Total Funds Drawdown	\$55,237.56	\$327,506.01
Program Funds Drawdown	\$55,237.56	\$327,506.01
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$40,647.35	\$327,506.01
COA/Fulton County Land Bank Authority	\$40,647.35	\$327,506.01
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:

The Fulton County/City of Atlanta Land Bank Authority closed its construction loan with Real Estate Alliance Partners (REAL) for the rehabilitation of 1034 Washington Street, a ten-unit, foreclosed apartment complex in a prior quarter. REAL started rehabilitation of 1034 Washington Street in January and is expected to complete the rehabilitation of the entire building during the next reporting period. The property is currently being marketed for lease.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/10
# of Multifamily Units	0	2/10



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Category:

Land Banking - Acquisition (NSP Only)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$195,719.57
Total Budget	\$0.00	\$195,719.57
Total Obligated	\$0.00	\$195,719.57
Total Funds Drawdown	\$0.00	\$195,719.57
Program Funds Drawdown	\$0.00	\$186,233.16
Program Income Drawdown	\$0.00	\$9,486.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$40,061.27	\$235,780.84
COA/Fulton County Land Bank Authority	\$40,061.27	\$235,780.84
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:

The Fulton Co/City of Atlanta Land Bank Authority (LBA) is continuing property maintenance on these properties.

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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	



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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$222,783.60
Total Budget	\$0.00	\$222,783.60
Total Obligated	\$0.00	\$222,783.60
Total Funds Drawdown	\$6,870.00	\$206,552.33
Program Funds Drawdown	\$6,870.00	\$206,552.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,108.67	\$203,791.00
COA/Fulton County Land Bank Authority	\$4,108.67	\$203,791.00
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. LBA issued a request for proposals to developers interested in developing these properties in a prior reporting period. A developer, APD Solutions, LLC, was selected to develop these properties. It is expected that this property will be transferred once financing is secured.

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 (LBAD)

Activity Title: Land Bank Authority Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Activity Status:

Under Way

Project Number:

2008-NSP1-LBA

Project Title:

Land Banking

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$333,607.24
Total Budget	\$0.00	\$333,607.24
Total Obligated	\$0.00	\$333,607.24
Total Funds Drawdown	\$9,304.00	\$207,164.92
Program Funds Drawdown	\$9,304.00	\$207,164.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,651.00	\$214,511.92
COA/Fulton County Land Bank Authority	\$16,651.00	\$214,511.92
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 bank properties. The Partnership for Preservation of Pittsburgh (PPOP) has secured funding for the rehab of eight (8) properties. The eight (8) properties will be transferred from the LBA to PPOP in upcoming reporting periods for redevelopment.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/30

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



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

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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$499,037.23
Total Budget	\$0.00	\$499,037.23
Total Obligated	\$0.00	\$499,037.23
Total Funds Drawdown	\$33,677.03	\$414,871.44
Program Funds Drawdown	\$33,677.03	\$414,871.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,542.93	\$418,599.04
COA/Fulton County Land Bank Authority	\$21,542.93	\$418,599.04
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 this property. 153 Vanira Street- During the reporting period, the Real Estate Alliance Partners Group, LLC (REALG) completed contract negotiations with Fulton County/City of Atlanta Land Bank Authority (LBA) and executed their development agreement for 153 Vanira Street. The LBA continued to maintain the property, drafted all of the legal documents necessary for the transfer and loan closing. REALG secured additional financing to complete the property, submitted a revised development budgets, and selected the general contractor. The City of Atlanta (CITY) approved the revised development budgets. Construction is expected to begin during the next reporting period.

Accomplishments Performance Measures

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



	This Report Period Total	Cumulative Actual Total / Expected 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 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

	Jan 1 thru Mar 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	\$229,186.99
Program Funds Drawdown	\$0.00	\$225,707.99
Program Income Drawdown	\$0.00	\$3,479.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$26.92)	\$229,160.07
COA/Fulton County Land Bank Authority	(\$26.92)	\$229,160.07
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:

During the reporting period, the Asset Property Disposition Solutions (APDS) completed contract negotiations with Fulton County/City of Atlanta Land Bank Authority (LBA) and executed their development agreement for 339 Holly Street. LBA continued to maintain the property, while APDS submitted a revised development plan to reduce the number of units, revised development budget and proforma, all of which is under review by the City of Atlanta (CITY).

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

2008-NSP1-ADMIN

Project Title:

Planning/Administration

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

COA, Office of Housing

Overall

	Jan 1 thru Mar 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	\$91,673.47	\$725,005.31
Program Funds Drawdown	\$91,673.47	\$679,407.33
Program Income Drawdown	\$0.00	\$45,597.98
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$99,925.30	\$733,257.14
COA, Office of Housing	\$99,925.30	\$733,257.14
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:

- Five (5) Office of Housing staff members attended the HUD sponsored National Development Council Economic Development Finance certification training in late January.
- Three (3) Office of Housing staff members toured NSP properties with a representative from the Fulton County/City of Atlanta Land Bank Authority and realtors working with our NSP Developers in January to strategize on ways to improve marketing efforts for properties that had been listed for more than six (6) months.
 - The Office of Housing sponsored a Rental Roundtable Session with our NSP Developers to discuss best practices in marketing, processing tenant paperwork, property maintenance, and challenges encountered with their rental units.
 - The Office of Housing assisted with a housing event in conjunction with Wells Fargo. This event not only showcased Atlanta's homes for sale, but offers another source of down payment to buyers.
 - The Office of Housing in conjunction with Southface and Enterprise Community Partners hosted a Green Rehab Training event for City of Atlanta Building Inspectors and NSP Developers and Contractors.



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

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	9
Monitoring Visits	0	24
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	9	9

