

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

April 1, 2012 thru June 30, 2012 Performance Report



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

Obligation Date:

Award Date:

Grantee Name:
Atlanta, GA

Contract End Date:
03/17/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
\$12,316,082.00

Grant Status:
Active

QPR Contact:
Valerie Fontaine

Estimated PIRL Funds:
\$982,069.20

Total Budget:
\$13,298,151.20

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,317,945.88
Total Budget	\$0.00	\$12,317,945.88
Total Obligated	\$0.00	\$12,330,089.71
Total Funds Drawdown	\$114,914.68	\$10,111,295.10
Program Funds Drawdown	\$0.00	\$9,041,329.16
Program Income Drawdown	\$114,914.68	\$1,069,965.94
Program Income Received	\$82,241.18	\$1,205,898.12
Total Funds Expended	\$411,502.25	\$10,593,870.35



Match Contributed

\$15,679,540.31

\$15,679,540.31

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$15,679,540.31
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$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	\$4,337,192.83

Overall Progress Narrative:

Program Developments- Current Reporting Period

- During the reporting period, NSP recipients were successful in completing sixteen (16) units and twenty-one >(21) units were under construction at the end of the reporting period.
 - During the reporting period, twenty-two (22) units were rented and four (4) 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 86% of the >allocation. The City has received a total of \$1,141,224.81 in program income. The City has expended 30% 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-eight (28) NSP properties were sold and eight-eight (88) NSP units were rented to income eligible households.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$0.00	\$1,231,608.00	\$679,407.33
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$0.00	\$6,976,042.30	\$5,271,773.56



2008-NSP1-DEMO, Demolition	\$0.00	\$301,850.00	\$301,850.00
2008-NSP1-FIN, Financing	\$0.00	\$410,000.00	\$371,131.01
2008-NSP1-LBA, Land Banking	\$0.00	\$752,110.41	\$599,950.41
2008-NSP1-REDV, Redevelopment	\$0.00	\$2,658,479.00	\$1,817,216.85



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

	Apr 1 thru Jun 30, 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	\$0.00	\$222,289.31
Program Funds Drawdown	\$0.00	\$222,289.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$78,874.38
Total Funds Expended	\$52,584.26	\$274,873.57
Resources for Residents and Communities	\$52,584.26	\$274,873.57
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) completed 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 was completed in May. The property is currently being marketed for sale.



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	Apr 1 thru Jun 30, 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	\$0.00	\$461,773.34
Program Funds Drawdown	\$0.00	\$415,953.12
Program Income Drawdown	\$0.00	\$45,820.22
Program Income Received	\$0.00	\$200,767.33
Total Funds Expended	\$34,228.49	\$496,001.83
Resources for Residents and Communities	\$34,228.49	\$496,001.83
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) continued the rehabilitation of one (1) property (414 Haldane Drive) and completed the rehabilitation of two (2) properties (1375 Centra Villa Drive and 1860 Beecher Road) during this reporting period.

- 1375 Centra Villa Drive - Rehabilitation began in October and was completed in May. The property is under contract for sale during the next reporting period.
- 1860 Beecher Road - Rehabilitation began in October and was completed in April. The property is under contract for sale during the next reporting period.
- 414 Haldane Drive - Rehabilitation began in February and will be completed during the next reporting period.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.104.220131844 (ACQ) LH25
Activity Title: Partnership for the Preservation of Pittsburgh

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Apr 1 thru Jun 30, 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	\$0.00	\$523,908.80
Partnership for the Preservation of Pittsburgh	\$0.00	\$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	Apr 1 thru Jun 30, 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	\$8,700.00	\$273,148.01
Program Funds Drawdown	\$0.00	\$166,520.44
Program Income Drawdown	\$8,700.00	\$106,627.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$20,921.49	\$294,069.50
Partnership for the Preservation of Pittsburgh	\$20,921.49	\$294,069.50
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) started the rehabilitation of the remaining three (3) properties (886 McDaniel Street, 1106 Ira Street and 953 Welch Street) during this reporting period.

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

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	25210408.104.220131844 (RHB) LH25
Activity Title:	Partnership for the Preservation of Pittsburgh

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$226,091.20
Total Budget	\$0.00	\$226,091.20
Total Obligated	\$0.00	\$227,133.50
Total Funds Drawdown	\$26,820.68	\$226,091.20
Program Funds Drawdown	\$0.00	\$196,829.50
Program Income Drawdown	\$26,820.68	\$29,261.70
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$226,091.20
Partnership for the Preservation of Pittsburgh	\$0.00	\$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

Activity Status:

Under Way

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Edgewood Townhomes, LLC.

Overall

	Apr 1 thru Jun 30, 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	\$15,118,117.00	\$15,118,117.00

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 completed construction on the remaining NSP units and eight (8) units were rented during this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	6	26/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	40/40



of Multifamily Units

8

40/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	8	0	8	40/40	0/0	40/40	100.00
# Renter Households	8	0	8	40/40	0/0	40/40	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
130 Mayson Ave NE	Atlanta		Georgia	30307-2872	Match / Y
150 Hutchinson St NE Unit 501	Atlanta		Georgia	30307-3812	Match / Y
150 Hutchinson St NE Unit 401	Atlanta		Georgia	30307-3811	Match / Y
150 Hutchinson St NE Unit 503	Atlanta		Georgia	30307-3812	Match / Y
150 Hutchinson St NE Unit 201	Atlanta		Georgia	30307-3810	Match / Y
150 Hutchinson St NE Unit 203	Atlanta		Georgia	30307-3810	Match / Y
150 Hutchinson St NE Unit 506	Atlanta		Georgia	30307-3812	Match / Y
150 Hutchinson St NE Unit 205	Atlanta		Georgia	30307-3810	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) LH25
Activity Title: Real Estate Alliance Partners

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2008-NSP1-REDV

Project Title:
 Redevelopment

Projected Start Date:
 03/05/2009

Projected End Date:
 03/04/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 Real Estate Alliance Partners

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$132,153.47
Total Budget	\$0.00	\$132,153.47
Total Obligated	\$0.00	\$78,242.00
Total Funds Drawdown	\$0.00	\$128,314.29
Program Funds Drawdown	\$0.00	\$128,314.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$72,537.84	\$138,099.07
Real Estate Alliance Partners	\$72,537.84	\$138,099.07
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) has no further properties designated for households under this activity at this time.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.106.220131844 (RDVR) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Real Estate Alliance Partners

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$309,944.20
Total Budget	\$0.00	\$309,944.20
Total Obligated	\$0.00	\$351,758.00
Total Funds Drawdown	\$0.00	\$249,979.71
Program Funds Drawdown	\$0.00	\$189,939.04
Program Income Drawdown	\$0.00	\$60,040.67
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$19,239.29)	\$270,152.83
Real Estate Alliance Partners	(\$19,239.29)	\$270,152.83
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) has no further properties designated for households under this activity 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	4/4
# of Singlefamily Units	0	4/4



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.106.220131844 (RHB) LH25

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Real Estate Alliance Partners

Overall

	Apr 1 thru Jun 30, 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	\$0.00	\$206,408.26
Real Estate Alliance Partners	\$0.00	\$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 under this activity at this time.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.106.220131844 (RHB) LMMI
Activity Title: Real Estate Alliance Partners

Activity Category:
 Rehabilitation/reconstruction of residential structures
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:
 Real Estate Alliance Partners

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,004,846.11
Total Budget	\$0.00	\$1,004,846.11
Total Obligated	\$0.00	\$1,028,045.31
Total Funds Drawdown	\$0.00	\$996,004.52
Program Funds Drawdown	\$0.00	\$919,100.79
Program Income Drawdown	\$0.00	\$76,903.73
Program Income Received	\$77,660.88	\$384,495.46
Total Funds Expended	(\$10,050.97)	\$1,034,069.97
Real Estate Alliance Partners	(\$10,050.97)	\$1,034,069.97
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 sold one (1) property (984 Violet Street) during this reporting period.

- 984 Violet Street - The rehabilitation of this property was completed in a prior reporting period and was sold to a homebuyer in June.

Accomplishments Performance Measures

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

This Report Period Total	Cumulative Actual Total / Expected Total
-----------------------------	---

# of Housing Units	1	10/10
# of Singlefamily Units	1	10/10

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
984 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

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Atlanta Regional Housing Partners

Match Contributed

Apr 1 thru Jun 30, 2012

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$22,448.00

\$22,448.00

\$0.00

To Date

\$127,146.00

\$127,146.00

\$127,146.00

\$97,486.94

\$97,486.94

\$0.00

\$0.00

\$119,934.94

\$119,934.94

\$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) continued rehabilitation of 1058 Oglethorpe Avenue, a 16 unit apartment complex in which four (4) units are designated LH25. Eight (8) units have been rehabilitated and the remaining units are expected to be complete during the next reporting period. Two (2) units were rented to LH25 renters during this reporting period. Unit 13 was leased in April and unit 16 was leased in May.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1058 Oglethorpe Ave SW Apt 13	Atlanta		Georgia	30310-2665	Match / Y
1058 Oglethorpe Ave SW Apt 16	Atlanta		Georgia	30310-2665	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

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	Apr 1 thru Jun 30, 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	\$0.00	\$292,460.80
Program Funds Drawdown	\$0.00	\$292,460.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$67,344.00	\$359,804.80
Atlanta Regional Housing Partners	\$67,344.00	\$359,804.80
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) continued rehabilitation of 1058 Oglethorpe Avenue, a 16 unit apartment complex in which four (4) units are designated LH25. Eight (8) units have been rehabilitated and the remaining units are expected to be complete during the next reporting period. Three (3) units were rented during this reporting period. Units 2 and 4 were leased in April and unit 15 was leased in June.

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	3	3/12
# of Multifamily Units	3	3/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	1	3	1/0	1/0	3/12	66.67
# Renter Households	1	1	3	1/0	1/0	3/12	66.67

Activity Locations

Address	City	County	State	Zip	Status / Accept
1058 Oglethorpe Ave SW Apt 4	Atlanta		Georgia	30310-2664	Match / Y
1058 Oglethorpe Ave SW Apt 2	Atlanta		Georgia	30310-2664	Match / Y
1058 Oglethorpe Ave SW Apt 15	Atlanta		Georgia	30310-2665	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.108.220131844 (RHB) LMMI

Activity Title: Atlanta Regional Housing Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Atlanta Regional Housing Partners

Overall

	Apr 1 thru Jun 30, 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	\$0.00	\$148,958.35
Atlanta Regional Housing Partners	\$0.00	\$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 (1234 Elizabeth Avenue) 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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$341,024.83
Total Budget	\$90,477.52	\$341,024.83
Total Obligated	\$90,477.52	\$210,783.62
Total Funds Drawdown	\$29,230.07	\$311,469.76
Program Funds Drawdown	\$0.00	\$255,355.79
Program Income Drawdown	\$29,230.07	\$56,113.97
Program Income Received	\$2,370.59	\$25,411.38
Total Funds Expended	\$111,969.18	\$322,427.80
Colquitt Construction DBA Green House Renovations	\$111,969.18	\$322,427.80
Match Contributed	\$246,629.65	\$246,629.65

Activity Description:

To acquire, rehab and sell a foreclosed housing unit to households below 50% AMI.

Location Description:

Areas of Greatest Need in the city limits of Atlanta

Activity Progress Narrative:

Colquitt Construction sold two (2) properties (598 Oakside Drive and 812 Braemar Avenue) during this reporting period.

- 598 Oakside Drive - Rehabilitation was completed in a prior reporting period. This property was sold to a homebuyer in May. This property was previously was reported under the LMMI activity.
- 812 Braemar Avenue - Rehabilitation was completed in a prior reporting period. This property was sold to a homebuyer in June. This property was previously was reported under the LMMI activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	4/3
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	4/3
# of Singlefamily Units	2	4/3

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
812 Braemar Ave SW	Atlanta		Georgia	30311-2945	Match / Y
598 Oakside Dr SW	Atlanta		Georgia	30331-3742	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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$658,975.17
Total Budget	(\$90,477.52)	\$658,975.17
Total Obligated	(\$90,477.52)	\$789,216.38
Total Funds Drawdown	\$50,163.93	\$658,975.17
Program Funds Drawdown	\$0.00	\$572,271.27
Program Income Drawdown	\$50,163.93	\$86,703.90
Program Income Received	\$0.00	\$145,176.58
Total Funds Expended	(\$90,524.14)	\$658,975.17
Colquitt Construction DBA Green House Renovations	(\$90,524.14)	\$658,975.17
Match Contributed	\$220,960.24	\$220,960.24

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Colquitt Construction sold two (2) properties (598 Oakside Drive and 812 Braemar Avenue) during this reporting period.

- 812 Braemar Avenue - Rehabilitation was completed during a previous reporting period and was sold to a LH25 buyer. This property is being moved to 25210408.109.220131844 (RHB) LH25.
- 598 Oakside Drive - Rehabilitation was completed during a previous reporting period and was sold to a LH25 buyer. This property is being moved to 25210408.109.220131844 (RHB) LH25.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	4/0	6/8	66.67
# Owner Households	0	0	0	0/0	3/0	5/7	60.00
# Renter Households	0	0	0	0/0	1/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pohl Real Estate

Overall

	Apr 1 thru Jun 30, 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	\$0.00	\$73,650.91
Program Funds Drawdown	\$0.00	\$73,222.34
Program Income Drawdown	\$0.00	\$428.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,274.12	\$84,925.02
Pohl Real Estate	\$11,274.12	\$84,925.02
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 continued rehabilitation of 1003 Fair Street, a 7-unit property, in which five (5) units are designated LH25, and is expected to be complete it during the next reporting period. The project experienced delays at the onset and was approximately seventy-five percent complete at the end of the quarter.

Accomplishments Performance Measures

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

	Apr 1 thru Jun 30, 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	\$0.00	\$29,460.35
Program Funds Drawdown	\$0.00	\$29,288.92
Program Income Drawdown	\$0.00	\$171.43
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,509.65	\$33,970.01
Pohl Real Estate	\$4,509.65	\$33,970.01
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 continued rehabilitation of 1003 Fair Street, a 7-unit property, in which two (2) units are designated LMMI, and is expected to be complete during the next reporting period. The project experienced delays at the onset and was approximately seventy-five percent complete at the end of the quarter.

Accomplishments Performance Measures

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

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

of Singlefamily Units

0

8/14

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.110.220131844 (RHB) LMMI

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

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

	Apr 1 thru Jun 30, 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	\$0.00	\$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

	Apr 1 thru Jun 30, 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. Unit 12 was leased in June.

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	3/4
# of Multifamily Units	1	3/4



Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1437 Lucile Ave SW Apt 12	Atlanta		Georgia	30310-1261	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 25210408.111.220131844 (ACQ) 1437 Lucile LMMI

Activity Title: University Community Development Corporation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

University Community Development Corporation

Overall

	Apr 1 thru Jun 30, 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.

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	1/8



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 25210408.111.220131844 (RHB) LMMI
Activity Title: University Community Development Corporation

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2008-NSP1-ARD

Project Title:
 Aquisition/Rehab/Disposition

Projected Start Date:
 03/05/2009

Projected End Date:
 03/04/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 University Community Development Corporation

Overall	Apr 1 thru Jun 30, 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	\$0.00	\$427,297.91
Program Funds Drawdown	\$0.00	\$383,150.94
Program Income Drawdown	\$0.00	\$44,146.97
Program Income Received	\$1,909.72	\$213,034.74
Total Funds Expended	\$95.00	\$427,392.91
University Community Development Corporation	\$95.00	\$427,117.91
Match Contributed	\$83,416.42	\$83,416.42

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

University Community Development Corporation (UCDC) completed the rehabilitation and sold one (1) property (742 Peoples Street) during this reporting period.

- 742 Peoples Street - Rehabilitation began in June and was completed in April. This property was sold in May.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total



# of Housing Units	1	3/3
# of Singlefamily Units	1	3/3

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	0/0	3/3	0.00
# Owner Households	0	0	1	0/0	0/0	3/3	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
742 Peoples St SW	Atlanta		Georgia	30310-2604	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: 25210408.112.220131844 (RHB) 340 Holly LH25
Activity Title: 340 Holly Street (FCCALBA/Achor Center)

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:

Achor Center

Overall	Apr 1 thru Jun 30, 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	\$0.00	\$219,577.62
Program Funds Drawdown	\$0.00	\$151,832.02
Program Income Drawdown	\$0.00	\$67,745.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,151.00	\$221,728.62
Achor Center	\$0.00	\$219,577.62
COA/Fulton County Land Bank Authority	\$2,151.00	\$2,151.00
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:

Asset Property Disposition Solutions (APDS) completed contract negotiations with Fulton County/City of Atlanta Land Bank Authority (LBA) and executed their development agreement during a prior reporting period. LBA is continuing to maintain the property, while APDS is revising the development plan, budget and proforma.

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

	Apr 1 thru Jun 30, 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	\$0.00	\$160,713.36
Program Funds Drawdown	\$0.00	\$119,793.30
Program Income Drawdown	\$0.00	\$40,920.06
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,220.30	\$164,933.66
Achor Center	\$0.00	\$160,713.36
COA/Fulton County Land Bank Authority	\$4,220.30	\$4,220.30
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

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

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2008-NSP1-ARD

Project Title:
 Aquisition/Rehab/Disposition

Projected Start Date:
 03/05/2009

Projected End Date:
 03/04/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Achor Center

Overall	Apr 1 thru Jun 30, 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	\$0.00	\$49,074.19
Program Funds Drawdown	\$0.00	\$49,074.19
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,652.74	\$58,726.93
Achor Center	\$0.00	\$49,074.19
COA/Fulton County Land Bank Authority	\$9,652.74	\$9,652.74
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:
09/30/2011

National Objective:
NSP Only - LMMI

Responsible Organization:
COA, Office of Code Compliance

Overall	Apr 1 thru Jun 30, 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	\$10,417.00	\$10,417.00

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

	Apr 1 thru Jun 30, 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	\$0.00	\$327,506.01
Program Funds Drawdown	\$0.00	\$327,506.01
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$18,815.20	\$346,321.21
COA/Fulton County Land Bank Authority	\$18,815.20	\$346,321.21
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 completed the rehabilitation of 1034 Washington Street in April and leased the remaining eight (8) units. Seven (7) units were leased in May and one (1) unit was leased in June.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	8	10/10
# of Multifamily Units	8	10/10

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1034 Washington St SW Apt 6	Atlanta		Georgia	30315-1628	Match / Y
1034 Washington St SW Apt 3	Atlanta		Georgia	30315-1628	Match / Y
1034 Washington St SW Apt 8	Atlanta		Georgia	30315-1628	Match / Y
1034 Washington St SW Apt 10	Atlanta		Georgia	30315-1628	Match / Y
1034 Washington St SW Apt 4	Atlanta		Georgia	30315-1628	Match / Y
1034 Washington St SW Apt 5	Atlanta		Georgia	30315-1628	Match / Y
1034 Washington St SW Apt 7	Atlanta		Georgia	30315-1628	Match / Y
1034 Washington St SW Apt 9	Atlanta		Georgia	30315-1628	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
 Land Banking - Acquisition (NSP Only)

Activity Status:
 Under Way

Project Number:
 2008-NSP1-LBA

Project Title:
 Land Banking

Projected Start Date:
 03/05/2009

Projected End Date:
 03/04/2013

Benefit Type:
 Area ()

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 COA/Fulton County Land Bank Authority

Overall	Apr 1 thru Jun 30, 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	(\$23,152.55)	\$212,628.29
COA/Fulton County Land Bank Authority	(\$23,152.55)	\$212,628.29
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

	Apr 1 thru Jun 30, 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	\$0.00	\$206,552.33
Program Funds Drawdown	\$0.00	\$206,552.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,384.08	\$209,175.08
COA/Fulton County Land Bank Authority	\$5,384.08	\$209,175.08
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

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

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	0/40
# of Multifamily Units	0	0/40

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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 (LBAD)

Activity Title: Land Bank Authority Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall

	Apr 1 thru Jun 30, 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	\$0.00	\$207,164.92
Program Funds Drawdown	\$0.00	\$207,164.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$12,797.81	\$227,309.73
COA/Fulton County Land Bank Authority	\$12,797.81	\$227,309.73
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. Three (3) properties have been transferred and the remaining five (5) 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	3	3/30

This Report Period	Cumulative Actual Total / Expected
Total	Total



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
902 McDaniel St SW	Atlanta		Georgia	30310-3018	Match / Y
1000 Hubbard St SW	Atlanta		Georgia	30310-3136	Match / Y
1006 Hubbard St SW	Atlanta		Georgia	30310-3136	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Apr 1 thru Jun 30, 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	\$0.00	\$414,871.44
Program Funds Drawdown	\$0.00	\$414,871.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$418,599.04
COA/Fulton County Land Bank Authority	\$0.00	\$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 these properties. One property (153 Vanira) was transferred to a developer and rehabilitation commenced during this reporting period.

- 153 Vanira Street- This property was transferred to the Real Estate Alliance Partners Group, LLC (REALG) in April and rehabilitation commenced in April.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



of Housing Units

0

0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.114.220131844 (RDVA) 339 Holly 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

	Apr 1 thru Jun 30, 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	\$0.00	\$229,160.07
COA/Fulton County Land Bank Authority	\$0.00	\$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:

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 during a prior reporting period. LBA is continuing to maintain the property, while APDS is revising the development plan, budget and proforma.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 25210408.115.220131844 (FIN)

Activity Title: Urban Residential Finance Authority

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

2008-NSP1-FIN

Projected Start Date:

03/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Urban Residential Finance Authority

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$44,025.00
Total Budget	\$0.00	\$44,025.00
Total Obligated	\$0.00	\$44,025.00
Total Funds Drawdown	\$0.00	\$43,625.00
Program Funds Drawdown	\$0.00	\$43,625.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$43,625.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Category:

Administration

Project Number:

2008-NSP1-ADMIN

Projected Start Date:

03/05/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning/Administration

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

COA, Office of Housing

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$1,231,608.00

Total Budget

\$0.00

\$1,231,608.00

Total Obligated

\$0.00

\$1,231,608.00

Total Funds Drawdown

\$0.00

\$725,005.31

Program Funds Drawdown

\$0.00

\$679,407.33

Program Income Drawdown

\$0.00

\$45,597.98

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$103,015.04

\$836,272.18

COA, Office of Housing

\$103,015.04

\$836,272.18

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:

- Four (4) Office of Housing staff members attended the HUD sponsored National Development Council Economic Development Finance certification training in April and May.
- Five (5) Office of Housing staff members and the Community Coordinator for the Fulton County City of Atlanta Land Bank Authority attended the HUD sponsored NSP Problem Solving Clinics held in May.
- Four (4) Office of Housing staff members attended the HUD sponsored Rental Compliance conference in June.
- A new financial analyst was hired in May to assist the NSP team with financial management, project underwriting, project reconciliation and program reporting.
- One (1) Office of Housing staff member participated in the jurisdictional meetings for Piece by Piece. The City of Atlanta is featured in the booklet published by the Atlanta Regional Commission and Piece by Piece. This booklet is a report on the NSP implementation of the nine metro jurisdictions.
- The Office of Housing has developed a Dashboard to closely monitor the expenditures and performance measurements of each NSP recipient. The Dashboard includes projections over the next six months, to assist us as we prepare for the NSP close-out.
- The Office of Housing held Developer Check-Up Meetings with some of our developers to discuss progress thus far, our



projections over the next 6 months and provide any assistance towards closing out their contract. Meeting were held during this reporting period with with Pohl Real Estate, the Fulton County City of Atlanta Land Bank Authority, Resources for Residents and Communities and Partnership for the Preservation of Pittsburgh.

- The City of Atlanta begun a Housing Study in a prior reporting period. This study is scheduled to take ten (10) to twelve (12) months to complete and the goal of the study is to provide data to be used in a targeted approach to neighborhood investment. Phase I, which included a windshield survey of all residential properties within city limits and an aggregate of various data points (e.g. demographics, foreclosure rates, etc.), is complete. Phase II is underway, which includes data analysis, a neighborhood matrix, and a written strategic approach to neighborhood investment.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

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

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Monitoring, Audit, and Technical Assistance

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