

**GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
QUARTERLY EXPENDITURES AND PROGRESS REPORT**

SECTION 1: GENERAL INFORMATION

Recipient Name: City of Atlanta **Grant Number:** 08-ns-5054 **Report No.:** 04 **Quarter End:** 2/28/10

SECTION II: FINANCIAL INFORMATION

| A Activity # | B Amount Revised Budgeted | C Cumulative Amount Drawdown | D Cumulative Balance (B - C) | E Expended this Quarter | F Obligated End of Quarter | G Cumulative Expended to Date | H Cumulative Obligated to Date | I Cumulative Total to Date (G + H) | J Cumulative Percentage |
|-----------------|------------------------------|---------------------------------|---------------------------------|----------------------------|-------------------------------|----------------------------------|-----------------------------------|---------------------------------------|----------------------------|
| 001-B-H | \$628,121 | \$57,575 | \$570,546 | \$81,086.50 | \$43,450 | \$81,086.50 | \$71,500 | \$152,586.50 | 24.29% |
| 001-B-I | \$1,465,616 | \$117,392 | \$1,348,224 | \$811,442.93 | \$0 | \$811,442.93 | \$4769.74 | \$816,212.67 | 55.69% |
| 002-B-H | \$75,890 | \$0 | \$75,890 | \$0 | \$0 | \$0 | \$0 | \$0 | 0% |
| 002-B-I | \$177,078 | \$0 | \$177,078 | \$0 | \$0 | \$0 | \$0 | \$0 | 0% |
| 004-A-I | \$129,984 | \$0 | \$129,984 | \$0 | \$7,250 | \$0 | \$7,250 | \$7,250 | 5.58% |
| 013-A-H | \$209,974 | \$0 | \$209,974 | \$0 | \$0 | \$0 | \$0 | \$0 | 0% |
| 013-A-I | \$489,939 | \$0 | \$489,939 | \$78,225 | \$0 | \$78,225 | \$0 | \$78,225 | 15.97% |
| 14A-B-H | \$171,878 | \$0 | \$171,878 | \$0 | \$0 | \$0 | \$0 | \$0 | 0% |
| 14A-B-I | \$401,050 | \$0 | \$401,050 | \$,3331 | \$7,136.33 | \$,3331 | \$7,136.33 | \$10,467.33 | 2.61% |
| 21A (Admin) | \$238,787 | \$0 | \$238,787 | \$19,354.45 | \$206,653.80 | \$19,354.45 | \$219,432.55 | \$238,787 | 100% |
| Total | \$3,988,317 | \$174,967 | \$3,813,350 | \$993,439.88 | \$264,490.13 | \$993,439.88 | \$310,088.62 | \$1,303,528.50 | 32.68% |

Legend

| Activity # | Activity Name | Activity # | Activity Name |
|------------|------------------|-------------|----------------|
| 001-B-H | Acquisition LH25 | 013-A-H | Financing LH25 |
| 001-B-I | Acquisition LMMI | 013-A-I | Financing LMMI |
| 002-B-H | Disposition LH25 | 14A-B-H | Rehab LH25 |
| 002-B-I | Disposition LMMI | 14A-B-I | Rehab LMMI |
| 004-A-I | Demolition | 21A (Admin) | Administration |

SECTION III: CONTRACTS AND SUBCONTRACTS FOR THIS QUARTER

| Contractor/ Subcontractor Name | Address | City, State, Zip | Prime Contractor ID # | Sec 3 | Subcontractor ID Number | CDBG Part Contract/ Subcontract | Trade/ Race/ Code | Women Owned |
|--|---|---------------------|-----------------------------|----------|----------------------------|---------------------------------------|-------------------------|----------------|
| Garrin and Associates, LLC. | 885 Woodstock Road | Roswell, GA 30075 | | | 90-0100570 | \$3,850 | 3/1 | N |
| G. Randall Hammond & Co. | 7000 Peachtree Dunwoody Rd | Atlanta, GA 30328 | | | 58-2358638 | \$700 | 3/1 | N |
| Environs Residential Design & Construction | 1579 F. Monroe Drive # 408 | Atlanta, GA 30324 | 58-2660476 | | | \$0 | 1/1 | Y |
| Sovereign | 23 Clay Street | Atlanta, GA 30317 | | | 26-4605426 | \$1,965 | 1/2 | N |
| Simon-Meyer | 2221 Peachtree Road, Box D-126 | Atlanta, GA 30309 | | | 26-1854571 | \$655 | 1/1 | Y |
| NPI | 156 7 th Street, Suite 7 | Atlanta, GA 30308 | | | 42-1755057 | \$655 | 1/1 | N |
| Greater Atlanta Homebuilders | 1484 Brockett Road | Tucker, GA 30084 | | | 58-0510539 | \$655 | 1/1 | N |
| APD Solutions | 171 17 th Street, Suite 1625 | Atlanta, GA 30363 | | | 26-4345650 | \$1,310 | 1/2 | N |
| Southern Demolition | 2497 Edwards Road | Atlanta, GA 30318 | | | 74-3210316 | \$7,250.00 | 1/1 | Y |

SECTION IV: WORK IN PROGRESS (Use this section to provide a brief narrative description of work in progress during the reporting period. Use the Project Implementation Schedule included in your application as the basis for reporting.)

The City of Atlanta was awarded \$3.9M in NSP funds and has obligated 32% of its allocation and drawn from DCA 4% of its allocation. The City has also spent 2% of its allocation towards meeting the 25% set-aside requirement. During this reporting period, the City received a DCA NSP Grant Extension to obligate the entire \$3.9M NSP award by August 31, 2010. The Office of Housing, which administers NSP on behalf of the City, continues to work with the DCA Developers to ensure the funds are obligated by the deadline, by holding weekly meetings with our developers to discuss their progress and impediments in acquiring and rehabilitating foreclosed residential properties.

The Atlanta Neighborhood Development Partnership (ANDP), a NSP Developer, made offers to purchase eleven (11) properties during the reporting period. They were successful in purchasing six (6) properties during the reporting period. Rehab construction for all six (6) properties will begin in March 2010. ANDP has obligated \$215,293.47 during this reporting period.

Charis Community Development Corporation (Charis), a NSP Developer, has successfully purchased three (3) properties during the reporting period. Rehab construction for all three (3) properties will begin in April 2010. Charis has obligated \$141,922 during this reporting period.

Environs Residential Design and Construction, a NSP Developer, made offers to purchase four (4) properties during the reporting period. Environs has successfully purchased three (3) properties of which one (1) property is currently under rehab construction. Environs has obligated \$126,437.90 during this reporting period.

Habitat for Humanity in Atlanta, Inc., a NSP Developer made offers to purchase twenty-seven (27) properties during the reporting period. Habitat has successfully acquired one (1) property which is scheduled for demolition in March 2010 and will purchase another five (5) properties in March and April 2010. Habitat has obligated \$64,750 during this reporting period.

The Urban Residential Finance Authority (URFA), a NSP Sub-Recipient re-launched the NSP Homebuyer Assistance program in January 2010. URFA processed three (3) Homebuyer Assistance loans during the reporting period and closed all three (3) loans. URFA has obligated \$78,225 during this reporting period.

SECTION V: OTHER SUPPORTING EFFORTS (Use this section to provide a description of all other supporting efforts that have begun, been partially implemented, or completed during this period. Use quantifiable data whenever possible. Use the information from DCA 8 (Budget Analysis) as the basis for reporting)

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

- Administration
 - Three (3) Office of Housing staff members attended the NSP Problem-Solving Clinic, where we were able to discuss problems encountered and gain information from peers to help in determining “best practices” solutions.
 - On February 1st, the Office of Housing entered into contractual agreements for Homebuyer Counseling Services with four (4) service providers. The agencies have agreed to provide the required minimum eight (8) hours of counseling for all of the City’s NSP homebuyers.
 - In January, the Office of Housing released an RFQ to allow additional vendors to provide Residential Appraisal Services. Seven vendors are being evaluated and contractual agreements will be in place in March.
 - In January, the State Historic Preservation Office (SHPO) executed the City’s Programmatic Agreement to allow the City to complete the Section 106 compliance responsibilities. The Programmatic Agreement will allow the City’s designated Historic Preservation Officer to complete the Section 106 review process in approximately 10 days. This programmatic change will allow the NSP Developers to move more quickly in rehabilitating their properties.
- Developer Training
 - The Office of Housing conducted a training session on Work-Write-Up/Cost Estimates and Environmental and Section 106 Clearances on January 13, 2010. A few of the City’s Construction Monitoring Firms presented guidelines for developing a detailed rehabilitation scope of work and one of our NSP developers presented a testimony on their Section 106 Submittal package.
 - On February 10, 2010, the Office of Housing, in conjunction with House to Home, conducted a training session on Income Verification. A few of the topics covered included *Whose Income to*

Count, Determining Household Size, Student Households, Types of Income, How to Calculate Child Support, Assets, Verifying Income, Timing of Income Certification and Third Party Verification.

SECTION VI: PROBLEMS ENCOUNTERED & TECHNICAL ASSISTANCE (Use this section to provide a brief description of any problems or delays encountered or anticipated & if there is a need for technical assistance)

The Office of Housing has encountered problems with acquiring blighted properties. Although the properties have been deemed blighted, they are not being approved for demolition from the State Historic Preservation Office (SHPO). The City is attempting to identify blighted properties that are less than 40 years old in order to obligate funds. If the City is unable to identify enough blighted properties less than 40 years old, the City may need to shift these funds to another eligible activity.

SECTION VII: PERFORMANCE MEASUREMENT

Leverage

| | Public | Private |
|--------------|---------------|----------------|
| This Quarter | \$0 | \$126,510.45 |
| Cumulative | \$0 | \$126,510.45 |

Housing Accomplishments

| | Units Acquired | Units Rehabbed | Units Constructed | Units Sold |
|--------------|----------------|----------------|-------------------|------------|
| This Quarter | 13 | 1 | 0 | 3 |
| Cumulative | 14 | 1 | 0 | 3 |

Projects Completed

| | Projects Completed |
|--------------|--------------------|
| This Quarter | 0 |
| Cumulative | 0 |