

**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.:** 08 **Quarter End:** 02/28/2011

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	\$765,187.42	\$567,072.06	\$198,115.36	\$18,203.35	\$0.00	\$732,246.51	\$32,940.91	\$765,187.42	100%
001-B-I	\$1,672,528.54	\$1,616,659.69	\$55,868.85	\$14,528.48	\$0.00	\$1,552,978.00	\$119,550.54	\$1,672,528.54	100%
002-B-H	\$50,000.00	\$350.00	\$49,650.00	\$0.00	\$0.00	\$3,650.84	\$46,349.16	\$50,000.00	100%
002-B-I	\$120,650.00	\$700.00	\$119,950.00	\$7,400.00	\$0.00	\$53,057.57	\$67,592.43	\$120,650.00	100%
004-A-I	\$146,150.00	\$106,216.00	\$39,934.00	\$14,624.00	\$0.00	\$107,716.00	\$38,434.00	\$146,150.00	100%
013-A-H	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100%
013-A-I	\$138,850.00	\$137,650.00	\$1,200.00	\$0.00	\$0.00	\$137,650.00	\$1,200.00	\$138,850.00	100%
14A-B-H	\$254,186.51	\$9,053.94	\$245,132.57	\$275.00	\$0.00	\$15,913.97	\$238,272.54	\$254,186.51	100%
14A-B-I	\$569,872.53	\$96,003.27	\$473,869.26	\$56,404.00	\$0.00	\$225,344.88	\$344,527.65	\$569,872.53	100%
21A (Admin)	\$238,787.00	\$66,568.75	\$172,218.25	\$15,802.59	\$0.00	\$79,210.25	\$159,576.75	\$238,787.00	100%
004-A-H	\$32,105.00	\$31,915.00	\$190.00	\$95.00	\$0.00	\$32,010.00	\$95.00	\$32,105.00	100%
Total	\$3,988,317	\$2,632,188.71	\$1,356,128.29	\$127,332.42	\$0.00	\$2,939,778.02	\$1,048,538.98	\$3,988,317	100%

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
G. Randall Hammond & Co.	7000 Peachtree Dunwoody Rd	Atlanta, GA 30328			58-2358638	\$350	3/1	N
Environs Residential Design & Construction	1579 F. Monroe Drive # 408	Atlanta, GA 30324	58-2660476			\$0	1/1	Y
Simon-Meyer	2221 Peachtree Road, Box D-126	Atlanta, GA 30309			26-1854571	\$655	1/1	Y
IRR-Residential Appraisers & Consultants	1718 Peachtree St., NW, Suite 175	Atlanta, GA 30309			26-277888	\$350	3/1	N
Appraisal Group of Atlanta	2657 Lenox Road, Unit 136	Atlanta, GA 30324			26-0417512	\$700	3/1	Y
Priority Pest Services	5933 Fairfield Estates Drive	Lithonia, GA 30058			82-0581420	\$150	3/2	N

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 has expended 78% of its DCA allocation and drawn 66% of its DCA allocation. Nine (9) housing units have been sold to date and another 6 properties are under contract to be sold during the next reporting period.

The Atlanta Neighborhood Development Partnership (ANDP), a NSP Developer, was 100% complete with rehab construction on 2207 Sandridge Place, 3692 Ramsey Circle, 1890 King George, and 3114 Imperial Lane and 95% complete with rehab construction on 2321 Sandspring Drive and 2825 The Fontainebleau. 2825 The Fontainebleau will be sold during the next reporting period due to the homebuyer needing to find another mortgage lender. 3692 Ramsey Circle is under contract for sale and will be sold during the next report period as well. ANDP is completing due diligence to begin rehabilitation on the remaining properties (1224 Epworth Street, 1575 Laurens Way, 1927 Valley Ridge, 2419 Sandfall Court, 2360 Sandspring Street) during the next reporting period.

Charis Community Development Corporation (Charis), a NSP Developer, sold one (1) property (71 Meldon Avenue) and accepted offers on two (2) properties for sale (60 Thayer Avenue and 1384 Lansing Street) during this reporting period. Charis commenced rehabilitation on 47 Moury Avenue and is completing the necessary due diligence to begin rehabilitation on the remaining properties (1307 Marcy Street and 107 Bisbee Street) during the next reporting period.

The City of Atlanta, Office of Code Compliance completed the demolition on four (4) properties (1059 Cato Street, 2208 Polar Rock Place, 1170 Edgefield Drive and 1981 Lois Place) and continued to complete the final due diligence on the remaining property.

Environs Residential Design and Construction (Environs), a NSP Developer, continued to rehabilitate one (1) property (136 Ericson Street) and commenced rehabilitation on one (1) property (193 Clay Street). The remaining properties (71 Weatherby Street and 140 Ericson Street) are expected to start rehabilitation during the next reporting period.

Habitat for Humanity in Atlanta, Inc., a NSP Developer, has identified another potential homebuyer for 3188 Latona Drive. Habitat is conducting due diligence to pre-qualify the potential homebuyer so they may begin the construction process on this vacant lot. The potential homebuyer for 2170 Bicknell Street is scheduled for move-in during the next reporting period.

Fulton County/City of Atlanta Land Bank Authority (LBA), a NSP Developer, is continuing to manage and secure the NSP properties (64 Ormond Street, 316 Jordan Street, 2400 Sandcreek Drive, 706 Fraser Street, 1970 Wells Drive, 2000 Chicago Street, 876 Washington Street, and 954 Washington Street) that have not gone under development yet. The LBA is in the process of developing a Request for Proposals for developers interested in redeveloping the remaining NSP properties. The Request for Development Proposals is anticipated to be issued late spring/ early summer 2011.

Pohl Real Estate, a NSP Developer and recipient of NSP properties acquired by the Land Bank Authority, continued to rehabilitate one (1) property (425 Holderness Street). 425 Holderness Street is anticipated to be complete during the next reporting period with lease up expected in summer 2011. The remaining properties (742 Elbert Avenue and 988 Allene Street) are expected to start rehabilitation during the next reporting period.

Real Estate Alliance Partners (REAL), a NSP Developer and recipient of a NSP property acquired by the Land Bank Authority, commenced with rehabilitation on 1034 Washington Street, a 10-unit apartment complex, during this reporting period. Construction will continue through the next reporting period with lease up expected summer 2011.

University Community Development Corporation (UCDC), a NSP Developer and recipient of NSP properties acquired by the Land Bank Authority, completed rehabilitation on one (1) property (965 Oak Street), commenced rehabilitation on one (1) property (1517 South Gordon Street) and sold one (1) property (965 Oak Street) 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:

- Office of Housing staff members attended the Piece by Piece meeting held on February 1, 2011. Local Government agencies provided individual NSP updates and shared a few of their best practices.

- Office of Housing revised the policy regarding the NSP Direct Homebuyer Subsidy and the NSP Homebuyer Application. This was distributed our development partners and will serve to expedite the homebuyer approval process.
- Office of Housing developer the monitoring schedule for NSP project and began performing NSP desk audit. On-site monitoring visits will take place during the next reporting period, while desk audit continue during the next reporting period.

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)

None

SECTION VII: PERFORMANCE MEASUREMENT

Leverage

	Public	Private
This Quarter	\$0	
Cumulative	\$511,658.69	\$2,670,535.04

Housing Accomplishments

	Units Acquired	Units Rehabbed	Units Constructed	Units Sold
This Quarter	0	5	0	2
Cumulative	122	10	0	9

Projects Completed

	Projects Completed
This Quarter	0
Cumulative	0

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

SECTION I: GENERAL INFORMATION

Recipient Name: Atlanta, City of Grant Number: 08-ns-5054 Report No: 08 Quarter End: 2/28/2011 Final Report? No
 Contact Person: Valerie Fountaine Telephone Number: 404-330-6121 E-mail: vfountaine@AtlantaGa.Gov

SECTION III: CONTRACTS AND SUBCONTRACTS FOR THIS QUARTER

Contractor/ Subcontractor Name	Address	City, State, Zip	Prime Contractor ID Number	Sec 3	Sub Contractor ID Number	Total Amt. of Sec Contract/ 3 Subcontract	CDBG Part Contract/ Subcontract	Trade/ Race Codes	Women- Owned
G. Randall Hammond & Co.	7000 Peachtree Dunwoody Road	Atlanta, GA 30328			58-2358638		350.00	3	1
Environs Residential Design	1579 F. Monroe Drive #408	Atlanta, Ga 30324	58-2660476				0.00	1	1
Simon-Meyer	2221 Peachtree Road, Box	Atlanta, GA 30309			26-1854571		655.00	1	1
IRR-Residential Appraisers	1718 Peachtree Street, NW,	Atlanta, GA 30309			26-277888		350.00	3	1
Appraisal Group of Atlanta	2657 Lenox Road, Unit 136	Atlanta, GA 30324			26-0417512		700.00	3	1
Priority Pest Services	5933 Fairfield Estates Drive	Lithonia, GA 30058			82-0581420		150.00	3	2

Trade Codes: 1 = New Construction, 2 = Education/Training, 3 = Other

Racial/Ethnic Codes: 1 = White, 2 = Black, 3 = Native American, 4 = Hispanic, 5 = Asian

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
QUARTERLY EXPENDITURES AND PROGRESS REPORT

Recipient Name: Atlanta, City of Grant Number: 08-ns-5054 Report No: 08 Quarter End: 2/28/2011 Final Report:

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 has expended 78% of its DCA allocation and drawn 66% of its DCA allocation. Nine (9) housing units have been sold to date and another 6 properties are under contract to be sold during the next reporting period.

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The City of Atlanta, Office of Code Compliance completed the demolition on four (4) properties (1050 Cain Street, 2208 Polar Park Place, 1170 Edgewood Drive and 1081 Lnie Place) and continued to

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 DCANSP program occurred:

- o Office of Housing staff members attended the Piece by Piece meeting held on February 1, 2011. Local Government agencies provided individual NSP updates and shared a few of their best practices.
- o Office of Housing revised the policy regarding the NSP Direct Homebuyer Subsidy and the NSP Homebuyer Application. This was distributed our development partners and will serve to expedite the homebuyer approval process.
- o Office of Housing developer the monitoring schedule for NSP project and began performing NSP desk audit. On-site monitoring visits will take place during the next reporting period, while desk audit continue during the next reporting period.

SECTION VI: Problems Encountered / Technical Assistance Needed

Use this section to provide a brief description of any problems or delays encountered or anticipated, or any technical assistance needed from DCA.

None

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

Final Report No

Recipient Name: Atlanta, City of Grant Number: 08-ns-5054 Report No: 08 Quarter End: 2/28/2011 Final Report: _____

SECTION VIII: Performance Measurement

All Grants

	LEVERAGE THIS GRANT	
	Public	Private
This Quarter	\$0.00	\$0.00
Cumulative	\$511,658.59	\$2,670,535.04

CDBG and CDBG Stimulus - People

	TOTAL PEOPLE THIS GRANT	
	People	People L/M
This Quarter		
Cumulative		

CDBG and CDBG Stimulus - Housing

	TOTAL HOUSING THIS			
	Units Owner	Units Rental	Units Buyer	Total Units
This Quarter				
Cumulative				

CDBG and CDBG Stimulus - EIP Jobs (do not include ARRA jobs)

	TOTAL F/T+FTE JOBS THIS				
	Created	Created L/M	Retained	Retained L/M	Lost: Created Retained
This Quarter					
Cumulative					

NSP - Housing / Projects

	HOUSING ACCOMPLISHMENTS THIS			
	Units Acquired	Units Rehab	Units Construct	Units Sold
This Quarter	0	5	0	2
Cumulative	122	10	0	9

PROJECTS COMPLETED THIS

	Projects Completed
This Quarter	0
Cumulative	0

PERFORMANCE
This certifies that
All accomplishments for this quarter have been reported accurately.

GRANT
This Quarterly Report is complete.
Date Completed: 3/30/2011

CERTIFICATION

The signature of the Certifying Official below certifies that the data and other information provided in this Report (including Pages 1 and 2 of the Quarterly Report and the Project Activity and Completion as applicable), whether submitted in paper form or on-line, is correct, based on official accounting system and other records, and that expenditures and obligations shown have been made for the purpose of and in accordance with applicable Grant Terms and Conditions.

Signature of Certifying Official James Shelby Title of Official Commissioner, Department of Planning Date 3/30/2011

**GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
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SECTION VIII: Performance Measurement

All Grants

LEVERAGE THIS GRANT

	Public	Private
This Quarter	\$0.00	\$0.00
Cumulative	\$511,658.59	\$2,670,535.04

CDBG and CDBG Stimulus - People

TOTAL PEOPLE THIS GRANT

	People	People L/M
This Quarter		
Cumulative		

CDBG and CDBG Stimulus - Housing

TOTAL HOUSING THIS

	Units Owner	Units Rental	Units Buyer	Total Units
This Quarter				
Cumulative				

CDBG and CDBG Stimulus - EIP Jobs (do not include ARRA jobs)

TOTAL F/T+FTE JOBS THIS

	Created	Created L/M	Retained	Retained L/M	Lost: Created	Lost: Retained
This Quarter						
Cumulative						

NSP - Housing / Projects

HOUSING ACCOMPLISHMENTS THIS

	Units Acquired	Units Rehab	Units Construct	Units Sold
This Quarter	0	5	0	2
Cumulative	122	10	0	9

PROJECTS COMPLETED THIS

Projects Completed

This Quarter	0
Cumulative	0

PERFORMANCE

This certifies that

All accomplishments for this quarter have been reported accurately.

GRANT

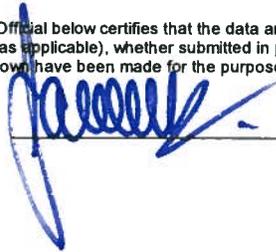
This Quarterly Report is complete.

Date Completed: 3/30/2011

CERTIFICATION

The signature of the Certifying Official below certifies that the data and other information provided in this Report (including Pages 1 and 2 of the Quarterly Report and the Project Activity and Completion as applicable), whether submitted in paper form or on-line, is correct, based on official accounting system and other records, and that expenditures and obligations shown have been made for the purpose of and in accordance with applicable Grant Terms and Conditions.

Signature of Certifying Official



Title of Official

Commissioner of Planning

Date

3-30-2011