

**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.:** 05 **Quarter End:** 6/30/10

SECTION II: FINANCIAL INFORMATION

A	B	C	D	E	F	G	H	I	J
Activity #	Amount Revised Budgeted	Cumulative Amount Drawdown	Cumulative Balance (B - C)	Expended this Quarter	Obligated End of Quarter	Cumulative Expended to Date	Cumulative Obligated to Date	Cumulative Total to Date (G + H)	Cumulative Percentage
001-B-H	\$628,121	\$57,575	\$570,546	\$34,717.83	\$118,806	\$115,804.33	\$155,588.17	\$271,392.50	43%
001-B-I	\$1,465,616	\$811,162.54	\$654,453.46	\$36,945.04	\$574,727.50	\$848,387.97	\$542,552.20	\$1,390,940.17	95%
002-B-H	\$75,890	\$0	\$75,890	\$0	\$18,000	0	18000	\$18,000	24%
002-B-I	\$177,078	\$0	\$177,078	\$0	\$66,000	0	66000	\$66,000	37%
004-A-I	\$129,984	\$0	\$129,984	\$0	\$118,454.50	0	125704.50	\$125,704.50	97%
013-A-H	\$209,974	\$25,000	\$184,974	\$0	\$0	0	0	\$0	0%
013-A-I	\$489,939	\$53,225	\$436,714	\$58,225	\$59,025	136450	800	\$137,250	28%
14A-B-H	\$171,878	\$0	\$171,878	\$275	\$9,730	275	9455	\$9,730	6%
14A-B-I	\$401,050	\$6,537.33	\$394,512.67	\$16,380.53	\$153,936.66	19,711.53	144,692.46	164,403.99	41%
21A (Admin)	\$238,787	\$17,255.02	\$221,531.98	\$18,547.71	\$0	\$37,902.16	200,884.84	\$238,787	100%
Total	\$3,988,317	\$970,754.89	\$3,017,562.11	\$165,091.11	\$1,118,679.66	\$1,158,530.99	\$1,263,677.17	\$2,422,208.16	61%

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
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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	\$10,950	3/1	N
G. Randall Hammond & Co.	7000 Peachtree Dunwoody Rd	Atlanta, GA 30328			58-2358638	\$6,650	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	\$750	1/2	N
Simon-Meyer	2221 Peachtree Road, Box D-126	Atlanta, GA 30309			26-1854571	\$3,710	1/1	Y
NPI	156 7 th Street, Suite 7	Atlanta, GA 30308			42-1755057	\$1,310	1/1	N
Greater Atlanta Homebuilders	1484 Brockett Road	Tucker, GA 30084			58-0510539	\$1,310	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	125524LGB			\$5,220	1/1	Y
The Clemons Group	40 Woodcrest Avenue NE	Atlanta, GA 30309			20-2873151	\$1,300	3/1	N
Devoted Appraisal Services	4220 Sugar Mill Dr	Duluth, GA 30096				\$1,300	3/2	N
Southeast Real Estate	455 Grayson Hwy	Lawrenceville, GA 30045			58-2359563	\$1,050	3/1	N
IRR-Residential Appraisers & Consultants	1718 Peachtree St., NW, Suite 175	Atlanta, GA 30309			26-277888	\$1,400	3/1	N
Appraisal Group of Atlanta	2657 Lenox Road, Unit 136	Atlanta, GA 30324				\$1,400	3/1	Y
Summit General Contracting	233 Colorado Avenue	Atlanta, GA 30354	RLQA002309			\$121,869.25	1/1	N

Redbrick Homes & Development	949 North Ormewood Park Drive	Atlanta, GA 30316	RBCO0037 71			\$45,536.95	1/2	N
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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 obligated 61% of its \$3.9M NSP allocation and drawn 24% from its DCA allocation. The City has obligated 7% towards the 25% set-aside requirement and 1% has been spent towards meeting the 25% set-aside requirement of the City's allocation.

In addition, to insure the City of Atlanta meets its obligation deadline of September 5, 2010, the Office of Housing reallocated funds as follows:

Contractor	Original Allocation	Revised Allocation
Urban Residential Finance Authority	\$700,000	\$138,850
Charis Community Housing	\$800,000	\$500,000
Habitat for Humanity	\$750,000	\$365,000
Environs	\$480,000	\$480,000
Atlanta Neighborhood Development Partnership	\$1,019,530	\$1,019,530
Code Compliance	\$0	\$146,150
Land Bank Authority	\$0	\$1,100,000

The Atlanta Neighborhood Development Partnership (ANDP), a NSP Developer, have made twenty-two (22) offers to purchase properties and have five (5) pending acquisitions for the next reporting period. No new properties were acquired during this reporting period. Rehab construction of the six (6) previously acquired properties has been delayed but is scheduled to commence rehab construction early during the next reporting period. ANDP has obligated \$173,189 during this reporting period.

Charis Community Development Corporation (Charis), a NSP Developer, made offers to acquire four properties and has two properties pending acquisition. No new properties were acquired during the reporting period. Rehab construction for all three (3) properties began during the reporting period and is expected to be complete during the next reporting period. Charis has obligated \$100,888 during this reporting period.

Environs Residential Design and Construction (Environs), a NSP Developer, made offers to purchase one (1) property and has successfully purchased one (1) property during the reporting period. Environs has one (1) property currently under rehab construction and has successfully completed rehab on one (1) property. Environs has obligated \$75,489.66 during this reporting period.

Habitat for Humanity in Atlanta, Inc., a NSP Developer made has successfully acquired a total of three (3) properties. One property has been demolished and the other two properties are scheduled for demolition during the next reporting period. Habitat has obligated \$28,218.50 during this reporting period but \$31,150 of the originally reported obligations were de-obligated due to failed project.

Fulton County/City of Atlanta Land Bank Authority, a NSP Sub-Recipient has made offers to purchase twenty-three 23 properties and has successfully acquired five (5) properties and have seven (7) properties pending closing in the next reporting period. Land Bank Authority has obligated \$420,129 during this reporting period.

The City of Atlanta, Office of Code Compliance has identified six (6) properties and begun demolition of one (1) property during the reporting period and has obligated \$107,456.

The Urban Residential Finance Authority (URFA), processed three (3) Homebuyer Assistance loans during the reporting period and closed all three (3) loans. URFA has obligated \$60,625 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
 - The Office of Housing entered into contractual agreements with five (5) vendors to provide additional Residential Appraisal Services.
 - Two (2) Office of Housing staff members attended the DCA NSP Grantee Workshop held on April 30, 2010. The workshop was very informative, covering such topics as *Grantee Monitoring and File Review, Determination of Sales Price, LH25 Compliance, HUD Clarifications and Concerns, Program Income, Project Completion Reports, New NSP Definitions, and Budget Amendment Requirements and Process.*
- Developer Training
 - The Office of Housing, in conjunction with House to Home, presented a workshop "How to Markey Your Property Effectively and Create a Pipeline of Buyers." This March workshop included several presenters and discussed various topics such as – *Preparing Your Home for Sale, Comparing Market Analysis and Pricing, and usage of FMLS, to name a few.*
 - In April, the Office of Housing and the House to Home Consortium presented a seminar entitled "What to expect during the Home Buying Process and How to Layer Multiple Down Payment Assistance Programs". The workshop focused on helped the NSP Developers understand the RESPA guidelines and changes and several down payment assistant programs were presenting.
 - The City's NSP Developers attended an Atlanta SHOcase briefing sponsored by APD Solutions during the month of May. Several Marketing Events have been planned for Atlanta and surrounding areas, for owner occupants and first time homebuyers to purchase homes through an auction setting.

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)

Several of the NSP development partners have experienced a delay implementing either their rehab or demolition contracts due to general contractors challenge in meeting the City's bonding requirement. For all contracts over \$20,000, the City's ordinance requires both a payment and performance bond. Many of the bonding companies are either not willing to provide bonds for residential construction or the general contractors have reached their bonding capacity. The City is working to formulate a list of bonding companies that will provide bonds for residential construction.

SECTION VII: PERFORMANCE MEASUREMENT

Leverage

	Public	Private
This Quarter	\$0	\$645,041.00
Cumulative	\$0	\$771,551.45

Housing Accomplishments

	Units Acquired	Units Rehabbed	Units Constructed	Units Sold
This Quarter	8	4	0	3
Cumulative	22	5	0	6

Projects Completed

	Projects Completed
This Quarter	0
Cumulative	0