

**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.:** 06 **Quarter End:** 8/31/10

**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	\$765,187.42	\$112,504.32	\$652,683.10	\$515,716.33	\$0.00	\$632,220.65	132,966.77	\$765,187.42	100%
001-B-I	\$1,672,528.54	\$853,156.21	\$819,372.33	\$650,431.16	\$0.00	\$1,457,025.71	\$215,502.83	\$1,672,528.54	100%
002-B-H	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$32,000	\$0.00	\$50,000.00	\$50,000	100%
002-B-I	\$120,650.00	\$0.00	\$120,650.00	\$675	\$53,975.00	\$42,929.00	\$77,721.00	\$120,650.00	100%
004-A-I	\$146,150.00	\$0.00	\$146,150.00	\$97,735.50	\$0.00	\$97,735.50	\$48,414.50	\$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	\$136,450.00	\$2,400.00	\$1,200.00	\$400.00	\$137,650.00	\$1,200.00	\$138,850	100%
14A-B-H	\$254,186.51	\$275.00	\$253,911.51	\$95.00	\$244,361.51	\$370.00	\$253,816.51	\$254,186.51	100%
14A-B-I	\$569,872.53	\$27,277.77	\$542,594.76	\$34,009.44	\$371,459.10	\$61,606.21	\$508,266.32	\$569,872.53	100%
21A (Admin)	\$238,787.00	\$40,191.45	\$198,595.55	\$22,438.53	\$0.00	\$59,291.26	\$179,495.74	\$238,787.00	100%
004-A-H	\$32,105.00	\$0.00	\$32,105.00	\$13,470.00	\$18,635.00	\$13,470.00	\$18,635.00	\$32,105.00	100%
<b>Total</b>	<b>\$3,988,317</b>	<b>\$970,754.89</b>	<b>\$3,017,562.11</b>	<b>\$165,091.11</b>	<b>\$1,118,679.66</b>	<b>\$1,158,530.99</b>	<b>\$1,263,677.17</b>	<b>\$2,422,208.16</b>	<b>61%</b>

**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**

<b>Contractor/ Subcontractor Name</b>	<b>Address</b>	<b>City, State, Zip</b>	<b>Prime Contractor ID #</b>	<b>Sec 3</b>	<b>Subcontractor ID Number</b>	<b>CDBG Part Contract/ Subcontract</b>	<b>Trade/ Race Code</b>	<b>Women Owned</b>
Garrin and Associates, LLC.	885 Woodstock Road	Roswell, GA 30075			90-0100570	\$4,575	3/1	N
G. Randall Hammond & Co.	7000 Peachtree Dunwoody Rd	Atlanta, GA 30328			58-2358638	\$12,050	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	\$6,300	1/2	N
Simon-Meyer	2221 Peachtree Road, Box D-126	Atlanta, GA 30309			26-1854571	\$2,495	1/1	Y
NPI	156 7 <sup>th</sup> Street, Suite 7	Atlanta, GA 30308			42-1755057	\$5,990	1/1	N
Greater Atlanta Homebuilders	1484 Brockett Road	Tucker, GA 30084			58-0510539	\$7,205	1/1	N
APD Solutions	171 17 <sup>th</sup> Street, Suite 1625	Atlanta, GA 30363			26-4345650	\$7,205	1/2	N
The Housing Group IV, LLC	P. O. Box 1798	Fayetteville, GA 30214	RBQA0035 54			\$220,582.88	1/1	N
The Clemons Group	40 Woodcrest Avenue NE	Atlanta, GA 30309			20-2873151	\$2,300	3/1	N
Devoted Appraisal Services	4220 Sugar Mill Dr	Duluth, GA 30096				\$3,975	3/2	N
Southeast Real Estate	455 Grayson Hwy	Lawrenceville, GA 30045			58-2359563	\$10,600	3/1	N
IRR-Residential Appraisers & Consultants	1718 Peachtree St., NW, Suite 175	Atlanta, GA 30309			26-277888	\$1,600	3/1	N
Appraisal Group of Atlanta	2657 Lenox Road, Unit 136	Atlanta, GA 30324				\$8,300	3/1	Y
Summit General Contracting	233 Colorado Avenue	Atlanta, GA 30354	RLQA0023 09			\$82,664.25	1/1	N
Redbrick Homes & Development	949 North Ormewood Park Drive	Atlanta, GA 30316	RBCO0037 71			\$45,536.95	1/2	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 obligated 100% of its \$3.9M NSP allocation and drawn 29% from its DCA allocation. The City has obligated 100% towards the 25% set-aside requirement and 16% has been expended towards meeting the 25% set-aside requirement of the City's allocation.

The Atlanta Neighborhood Development Partnership (ANDP), a NSP Developer, acquired three (3) additional properties during this reporting period. Rehab construction of the six (6) previously acquired properties has commenced, with more than 50% of the rehab being completed.

Charis Community Development Corporation (Charis), a NSP Developer, made offers to purchase one (1) property and acquired one (1) property during the reporting period. Rehab construction for three (3) properties was completed during the reporting period and are expected to be sold during the next reporting period.

Environs Residential Design and Construction (Environs), a NSP Developer, has acquired one (1) property, has one (1) property currently under rehab construction and has successfully completed rehab on one (1) property which is expected to be sold during the next reporting period.

Habitat for Humanity in Atlanta, Inc., a NSP Developer has demolished two additional properties. To date, none of the Habitat sites have been chosen by a potential homebuyer for new construction. Habitat will continue to identify homebuyers for their sites.

Fulton County/City of Atlanta Land Bank Authority, a NSP Sub-Recipient has made offers to purchase three (3) properties, has successfully acquired nine (9) properties and has seven (7) properties pending closings in the next reporting period. Land Bank Authority has transferred seven (7) properties to other NSP Developers for development.

The City of Atlanta, Office of Code Compliance has identified six (6) properties and completed demolition of one (1) property during the reporting period. The Office of Code Compliance has obligated \$39,644 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
  - One (1) Office of Housing staff member attended the Atlanta Regional Housing Forum on June 2, 2010. The forum included a panel of representatives from FHA, Wells, Fargo, Bank of America and Fannie Mae. Each lender talked about their agency's forecast and offered suggestions on what developers, community organizations and governments needed to do in order to help with the recovery of the housing market.
  - Office of Housing staff members attended the HUD two day training that covered URA during Acquisition and Relocation, July 13 and 14, 2010.
- Developer Training
  - The Office of Housing sponsored a Section 106 training on August 25, 2010 to help our development partners understand Historic Preservation. Topics covered included *the City's Programmatic Agreement with the State of Georgia, Roles & Responsibilities, Sample Write-Ups and the Section 106 Process.*

- Several NSP homes were featured at the Atlanta SHOcase sponsored by APD Solutions on August 1, 2010. Two (2) Office of Housing staff members attended the event that was planned for owner occupants and first time homebuyers to purchase homes through an auction setting.
- Two (2) Office of Housing staff members attended the Showcase Real Estate Trade Show sponsored by the Atlanta Board of Realtors on August 25, 2010. Staff members answered questions regarding the City's NSP, distributed flyers of homes that were currently available or would be available within the next 60 days for purchase or lease.

**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 in locating eligible homebuyers, to facilitate timely sales. We've also had extensive conversations on setting the sales price and direct homebuyer subsidy. The Office of Housing is developing a House Pricing Policy and a Homebuyer Subsidy Policy for our development partners' use. This will be published during the next reporting period.

Another problem we have encountered deals with the post rehab appraisal reports not supporting the TDC, under valuing the homes and negatively setting the market for future sales. The Office of Housing had a conversation with the appraisers from FHA and we have developed a permissible strategy to help with setting the home value that is more in align with the TDC.

**SECTION VII: PERFORMANCE MEASUREMENT**

**Leverage**

	<b>Public</b>	<b>Private</b>
This Quarter	\$0	
Cumulative	\$0	\$2,664,614.04

**Housing Accomplishments**

	Units Acquired	Units Rehabbed	Units Constructed	Units Sold
This Quarter	50	1	0	0
Cumulative	72	1	0	6

**Projects Completed**

	Projects Completed
This Quarter	0
Cumulative	0