

**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.:** 03 **Quarter End:** 11/30/09

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	\$0	\$628,121	\$0	\$27,700	\$0	\$27,700	\$27,700	4.41%
001-B-I	\$1,465,616	\$0	\$1,465,616	\$0	\$414,095	\$0	\$414,095	\$414,095	28.25%
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	\$0	\$0	\$0	\$0	0%
013-A-H	\$209,974	\$0	\$209,974	\$0	\$0	\$0	\$0	\$0	0%
013-A-I	\$489,939	\$0	\$489,939	\$0	\$0	\$0	\$0	\$0	0%
14A-B-H	\$171,878	\$0	\$171,878	\$0	\$0	\$0	\$0	\$0	0%
14A-B-I	\$401,050	\$0	\$401,050	\$0	\$0	\$0	\$0	\$0	0%
21A (Admin)	\$238,787	\$0	\$238,787	\$0	\$12,778.75	\$0	\$12,778.75	\$12,778.75	5.35%
Total	\$3,988,317	\$0	\$3,988,317	\$0	\$454,573.75	\$0	\$454,573.75	\$454,573.75	11.40%

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
Atlanta Neighborhood Development Partnership	235 Peachtree Street, 20 th Floor	Atlanta, GA 30303	58-1946632			1,019,530.00	1/1	
Charis Community Housing	750 Glenwood Avenue	Atlanta, GA 30316	58-1649314			800,000.00	1/1	
Environs Residential Design & Construction	1579 F. Monroe Drive # 408	Atlanta, GA 30324	58-2660476			480,000.00	1/1	Y
Habitat for Humanity in Atlanta	519 Memorial Drive	Atlanta, GA 30312	58-1535414			750,000.00	1/1	
Urban Residential Finance Authority	86 Pryor Road, Suite 300	Atlanta, GA 30303	58-1499939			700,000.00	3/1	
Garrin and Associates, LLC.	885 Woodstock Road	Roswell, GA 30075			90-0100570	1,400.00	3/1	
G. Randall Hammond & Co.	7000 Peachtree Dunwoody Rd	Atlanta, GA 30328			58-2358638	1,750.00	3/1	
Harry Walls Environmental Consultant	1216 Fenmore Drive	Powder Springs, GA 30127			41-2217700	4750.00	3/1	

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.)

As of this reporting period, the City of Atlanta has executed all of the Sub-Recipient/Developer Written Agreements. The NSP Budget Amendment submitted to DCA by the City in June received verbal approved from DCA. Special Conditions 2, 3, 4, 5, 6, and 8 received DCA approval on October 6, 2009. The City submitted three (3) Project Set-up Requests to DCA in November and is awaiting approval to begin drawing down funds.

The Atlanta Neighborhood Development Partnership (ANDP), a NSP Developer, made offers to purchase twelve (12) properties during the reporting period, of which four (4) of the properties they were successful in placing under contract with closing scheduled in December. ANDP has obligated \$267,950 during this reporting period.

Charis Community Development Corporation (Charis), a NSP Developer, made offers to purchase four (4) properties during the reporting period, of which one (1) of the properties they were successful in placing under contract with closing scheduled in December. Charis has obligated \$37,700 during this reporting period.

Environs Residential Design and Construction, a NSP Developer, made offers to purchase seven (7) properties during the reporting period, of which one (1) property closed and one (1) property is pending closing in December. Charis has obligated \$108,445 during this reporting period.

Habitat for Humanity in Atlanta, Inc., a NSP Developer made offers to purchase eight (8) properties during the reporting period, of which two (2) of the properties they were successful in placing under contract with closing scheduled in December. Habitat has obligated \$27,700 during this reporting period.

The Urban Residential Finance Authority (URFA), a NSP Sub-Recipient launched the NSP Homebuyer Assistance program on October 6th. URFA conducted an Affordable Home Advantage Training Session on October 14, in which thirty-two (32) Lenders attended and conducted an Affordable Home Advantage Training Session on October 15, in which thirty-three (33) Realtors attended.

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
 - Bureau of Housing expanded its NSP team and hired a NSP Management Analyst and NSP Project Monitor. The NSP Management Analyst will perform contract administration and the NSP Project Monitor will perform administrative duties and assist in NSP Team in project tracking and reporting.
 - Four (4) Bureau of Housing and two (2) Grants Management/Finance staff members attended a 2-day HUD Environmental Training Session.
 - One (1) Bureau of Housing staff member attended the G-STAND Fall Affordable Housing Conference.
 - Bureau of Housing procured and executed an agreement with an Environmental Consultant to perform Environmental Record Clearances for NSP projects.
 - Fulton County/City of Atlanta Land Bank Authority hired a Community Coordinator to assist the City of Atlanta NSP Developers in identifying and acquiring foreclosed properties through the National Community Stabilization Trust (NCST)
 - Completed the evaluation of six (6) Construction Monitoring Service proposals and entered into contractual agreements in October with five (5) Construction Monitoring Service Providers to provide construction monitoring services for NSP units.
 - Bureau of Housing released an RFQ for Homebuyer Counseling Services. Seven (7) entities responded and have been evaluated. Awards will be made no later than mid December.
- Policies & Procedures
 - Bureau of Housing developed the NSP Demolition Procedures, which provides guidance on the NSP process defines eligible properties and outlines the process for environmental clearance.

- Bureau of Housing, in conjunction with Southface Energy Institute and the Enterprise Foundation developed the NSP Green Rehab standards.
- Developer Training
 - Bureau of Housing, in conjunction with House to Home, conducted a How to Access Discount Properties session on September 3, 2009 for NSP Developers and Sub-recipients. NCST, Fannie Mae, Chase and the City of Atlanta/Fulton County Landbank Authority presented on how to access their REO properties.
 - Bureau of Housing conducted a NSP Record Keeping and Reporting Training session on October 1, 2009 for NSP Developers and Sub-Recipients. Information regarding how to report on performance, Section 3, compliance with federal cross-cutting regulations and NSP regulations, and how to maintain files was presented.
 - Bureau of Housing conducted a NSP Green Rehab Seminar on November 5, 2009. The seminar was hosted and conducted by Southface and information regarding the City's required Green Rehab standards was presented.

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 Bureau of Housing has encountered a problem in Lender's willingness to utilize the NSP Homebuyer Assistance Loan program. The Urban Residential Finance Authority has closed on four (4) foreclosed properties, that would have been eligible for NSP Homebuyer Assistance during the reporting period, however the Lenders opted to not utilize the NSP Assistance. Some Lenders have expressed a hesitation in using the City's NSP Assistance Program due to problems they've experienced nationally with other's NSP Assistance Programs (i.e. cost prohibitive) and that it has been a nightmare dealing with REO banks that have unreasonable requirements. The City will seek additional assistance from other local municipalities administering NSP Homebuyer Assistance as well as continue to work with Lender's to alleviate their concerns. Any assistance DCA can provide the City in working with Lenders to utilize the NSP Homebuyer Assistance Program would be appreciated.

SECTION VII: PERFORMANCE MEASUREMENT

Leverage

	Public	Private
This Quarter	\$0	\$0
Cumulative	\$0	\$0

Housing Accomplishments

	Units Acquired	Units Rehabbed	Units Constructed	Units Sold
This Quarter	1	0	0	0
Cumulative	1	0	0	0

Projects Completed

	Projects Completed
This Quarter	0
Cumulative	0