

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-13-0001

Grantee Name:

Atlanta, GA

Grant Amount:

\$12,316,082.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$1,673,558.59

\$3,600,112.35

\$1,393,926.65

\$0.00

\$0.00

\$0.47

To Date

\$12,316,082.00

\$12,316,082.00

\$2,147,155.98

\$4,830,743.02

\$2,289,746.98

\$0.00

\$0.47

\$0.47

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	1.667%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,847,412.30	\$0.00
Limit on Admin/Planning	\$1,231,608.20	\$172,628.27
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

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

Program Developments

- City Council approved Amendment #2 to the NSP Action Plan to shift funds between activities. These shifts in funds will allow the City of Atlanta to amend the NSP Developer and Sub-Recipient contracts to ensure timely obligation of all funds.

- City Council authorized the City of Atlanta to amend the NSP contracts to adjust budgets and goal number of units. This reallocation of funds will ensure timely obligation of NSP funds by ensuring the Developer and Sub-Recipients have the resources needed to be successful. Additional funding was made available to the Fulton County/City of Atlanta Land Bank Authority to purchase properties on behalf of the Developers and to the City of Atlanta Office of Code Enforcement to support NSP Developers through demolition of blighted structures near NSP funded properties.

- City Council approved an amended definition of affordable rents. The new affordable rents definition is as follows: "Affordable Rents are defined as a rent that does not exceed the Fair Market Rents as established U.S. Department of Housing and Urban Development for households whose income is equal to or less than eighty (80%) of Area Median Income (AMI) or a rent that does not exceed 30 percent of the adjusted gross income of a family whose income equals 81-120 percent of AMI"

- During the reporting period, NSP recipients made one hundred and fifty-five (155) offers to purchase foreclosed properties and were successful in acquiring fifty-five (55) properties with an additional twenty-nine (29) properties pending acquisition in April or May. Sixteen (16) units are under construction and the remaining are scheduled to begin construction during the next quarter.

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. Several City of Atlanta Construction Monitoring Firms presented suggestions 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. 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.

- On March 26, 2010, the Office of Housing, in conjunction with House to Home, conducted a training session on

Marketing and Developing a Pipeline of Buyers. Topics covered included How to Market Your Property, What are Buyers Looking for in a Home and How to Create a Pipeline of Buyers. In addition to these topics, each of the homebuyer counseling agencies working with the City of Atlanta were in attendance and presented on their program.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2008-NSP1-ADMN, Planning/Administration	\$94,103.21	\$1,231,608.00	\$172,628.27
2008-NSP1-ARD, Aquisition/Rehab/Disposition	\$1,493,001.18	\$8,700,000.00	\$1,888,073.51
2008-NSP1-DEMO, Demolition	\$15,254.20	\$159,474.00	\$15,254.20
2008-NSP1-FIN, Financing	\$0.00	\$450,000.00	\$0.00
2008-NSP1-LBA, Land Banking	\$0.00	\$375,000.00	\$0.00
2008-NSP1-REDV, Redevelopment	\$71,200.00	\$1,000,000.00	\$71,200.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Bucket, Bucket	\$0.00	\$400,000.00	\$0.00

Activities

Grantee Activity Number: 25210408.102.220131844 (ACQ) LH25
Activity Title: Resources for Residents and Communities

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Resources for Residents and Communities

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$220,000.00
Total CDBG Program Funds Budgeted	N/A	\$220,000.00
Program Funds Drawdown	\$109,806.00	\$149,406.00
Obligated CDBG DR Funds	(\$8,944.00)	\$149,406.00
Expended CDBG DR Funds	\$57,806.00	\$149,406.00
Resources for Residents and Communities	\$57,806.00	\$149,406.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Resources for Residents and Communities in Georgia, Inc. (RRC) has acquired one (1) additional property (684 Montevista Street) during this reporting period. During the last reporting period, RRC acquired 3 properties (1737 Sandtown, 1375 Centra Villa, and 1686 Avon). These properties were reflected in last quarter's performance measures for number of housing units, but not reflected in the number of properties acquired, therefore they are being reflected in this quarter's performance measure of number of properties.

- 684 Montevista Street is a single family home with 5 bedrooms and 2.5 bathrooms, located in the Westwood Terrace neighborhood of Atlanta (Census Tract 81.01). This property was acquired in January 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/4
# of housing units	0	0	1	0/0	0/0	4/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

Activity Locations

Address	City	State	Zip
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.102.220131844 (ACQ) LMMI
Activity Title: Resources for Residents and Communities

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Resources for Residents and Communities

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$338,000.00
Total CDBG Program Funds Budgeted	N/A	\$338,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$350.00	\$350.00
Expended CDBG DR Funds	\$0.00	\$0.00
Resources for Residents and Communities	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 120% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Resources for Residents and Communities in Georgia, Inc. (RRC) has two (2) pending closings (2277 Boulevard Granada and 1223 Spring Park Drive).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210408.102.220131844 (RHB) LH25
Activity Title:	Resources for Residents and Communities

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Resources for Residents and Communities

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$225,000.00
Total CDBG Program Funds Budgeted	N/A	\$225,000.00
Program Funds Drawdown	\$9,106.93	\$9,106.93
Obligated CDBG DR Funds	\$18,773.00	\$18,773.00
Expended CDBG DR Funds	\$9,106.93	\$9,106.93
Resources for Residents and Communities	\$9,106.93	\$9,106.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and sell or lease purchase foreclosed and vacant single family properties to households at or below 50% of the AML.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

RRC will commence the rehabilitation construction of their four (4) acquired properties (1737 Sandtown Road, 1375 Centra Villa Drive, 1686 Avon Avenue and 684 Montevista Road) during the next reporting period.

- 1787 Sandtown Road-the scope of work has been submitted and the Section 106 Clearance is pending approval. Rehabilitation will commence during the next reporting period.
- 1375 Centra Villa-the scope of work has been submitted and the Section 106 Clearance is pending approval. Rehabilitation will commence during the next reporting period.
- 1686 Avon Street-the scope of work has been submitted and the Section 106 Clearance is pending approval. Rehabilitation will commence during the next reporting period.
- 684 Montevista-RRC is finalizing the selection of the contractor. Rehabilitation will commence during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.104.220131844 (ACQ) LH25
Activity Title:	Partnership for the Preservation of Pittsburgh

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Partnership for the Preservation of Pittsburgh

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$671,000.00
Total CDBG Program Funds Budgeted	N/A	\$671,000.00
Program Funds Drawdown	\$149,959.35	\$149,959.35
Obligated CDBG DR Funds	\$457,459.35	\$565,009.35
Expended CDBG DR Funds	\$147,159.35	\$149,959.35
Partnership for the Preservation of Pittsburgh	\$147,159.35	\$149,959.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire blighted and vacant single family homes for rental purposes to households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Partnership for the Preservation of Pittsburgh, LLC (PPoP) was successful in acquiring eleven (11) properties (484 Rockwell Street, 1097 Sims Street, 762 Humphries Street, 995 Sims Street, 1081 Sims Street, 1154 Sims Street, 538 Mary Street, 1000 Hubbard Street, 1153 Garibaldi Street, 1006 Hubbard Street and 803 Humphries Street). During the last reporting period, PPoP acquired six (6) properties (806 Humphries Street, 1076 Hubbard Street, 782 Welch Street, 790 Humphries Street, 903 Smith Street and 1135 Garibaldi Street). These properties were reflected in last quarter's performance measures for number of housing units, but not reflected in the number of properties acquired, therefore they are being reflected in this quarter's performance measure of number of properties.

PPoP has eleven (11) pending acquisitions (887 Coleman Street, 995 Smith Street, 1012 McDaniel Street, 874 Welch Street, 1162 Garibaldi Street, 886 McDaniel Street, 902 McDaniel Street, 953 Welch Street, 970 Hubbard Street, 894 Welch Street, and 505 Mary Street). PPoP will submit their properties to the Fulton County/City of Atlanta Landbank Authority Board and they will be land banked for approximately four (4) years.

- 484 Rockwell Street is a 3 bedroom, 2 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 57).
- 1097 Sims Street is a 3 bedroom, 2 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).
- 762 Humphries Street is a 3 bedroom, 2.5 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 57).
- 995 Sims Street is a 3 bedroom, 1 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).
- 1081 Sims Street is a 3 bedroom, 2 bathroom single family house located in the Pittsburgh neighborhood of Atlanta

(Census Tract 63).

- 1154 Sims Street is a 4 bedroom, 2 bathroom single family house located in the Pittsburgh neighborhood of Atlanta

(Census Tract 63).

- 538 Mary Street is a 3 bedroom, 1 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 57).

- 1000 Hubbard Street is a 3 bedroom, 2.5 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).

- 1153 Garibaldi Street is a 4 bedroom, 1 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).

- 1006 Hubbard Street is a 3 bedroom, 2.5 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 63).

- 803 Humphries Street is a 3 bedroom, 2.5 bathroom single family house located in the Pittsburgh neighborhood of Atlanta (Census Tract 57).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	17	0/0	0/0	17/27
# of housing units	0	0	11	0/0	0/0	17/27
# of Households benefitting	0	0	0	0/27	0/0	0/27

Activity Locations

Address	City	State	Zip
1081 Sims Street	Atlanta	NA	30310
995 Sims Street	Atlanta	NA	30310
1154 Sims Street	Atlanta	NA	30310
1000 Hubbard Street	Atlanta	NA	30310
1006 Hubbard Street	Atlanta	NA	30310
1097 Sims Street	Atlanta	NA	30310
762 Humphries Street	Atlanta	NA	30310
1153 Garibaldi Street	Atlanta	NA	30310
803 Humphries Street	Atlanta	NA	30310
538 Mary Street	Atlanta	NA	30310
484 Rockwell Street	Atlanta	NA	30310

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.105.220131844 (NC) Edgewood LMMI

Activity Title: Edgewood Townhomes, LLC

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Edgewood Townhomes, LLC.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Edgewood Townhomes, LLC.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To redevelop vacant land for the development of a multifamily rental complex for households below 80% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Edgewood Townhomes, L. P. owns vacant land in the Edgewood neighborhood of Atlanta (Census Tract 206). The Development Agreement between Edgewood Townhomes, L. P. and the City of Atlanta is in the final stages of development and will be executed during the next reporting period. Four (4) separate parcels of land were purchased for this development and Edgewood has consolidated three (3) of them into one parcel. The final parcel should be added to the consolidation during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/40
# of Households benefitting	0	0	0	0/0	0/0	0/40

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.106.220131844 (ACQ) LH25

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Real Estate Alliance Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$205,000.00
Total CDBG Program Funds Budgeted	N/A	\$205,000.00
Program Funds Drawdown	\$108,150.00	\$108,150.00
Obligated CDBG DR Funds	\$30,250.00	\$30,250.00
Expended CDBG DR Funds	\$108,150.00	\$108,150.00
Real Estate Alliance Partners	\$108,150.00	\$108,150.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Real Estate Alliance Partners, LLC (REAL) has acquired two (2) properties (200 South Avenue and 966 Violet Avenue). During the last reporting period, REAL acquired 93 Little Street. This property was reflected in last quarter's performance measures for number of housing units, but not reflected in the number of properties acquired, therefore they are being reflected in this quarter's performance measure of number of properties.

- 200 South Avenue is a 3 bedroom, 1 bathroom single family house, located in the Summerhill neighborhood of Atlanta (Census Tract 55.01). This property was acquired in February 2010.
- 966 Violet Avenue is a 4 bedroom, 2 bathroom single family house, located in the Peopletown neighborhood of Atlanta (Census Tract 55.01). This property was acquired in March 2010.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	3	0/0	0/0	3/4
# of housing units	0	0	3	0/0	0/0	3/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

Address	City	State	Zip
966 Violet Avenue	Atlanta	NA	30315
200 South Avenue	Atlanta	NA	30315

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.106.220131844 (ACQ) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Real Estate Alliance Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$610,000.00
Total CDBG Program Funds Budgeted	N/A	\$610,000.00
Program Funds Drawdown	\$197,800.00	\$412,900.00
Obligated CDBG DR Funds	\$268,925.00	\$685,040.00
Expended CDBG DR Funds	\$54,450.00	\$412,900.00
Real Estate Alliance Partners	\$54,450.00	\$412,900.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.47
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Real Estate Alliance Partners, LLC (REAL) has acquired an additional two (2) properties (141 South Avenue and 214 South Avenue). REAL has three (3) pending closings (136 South Avenue, 89 Bill Lucas Street and 934 Violet Avenue). REAL previously acquired four (4) properties (974 Violet Avenue, 984 Violet Avenue, 157 Little Street, and 820 Martin Street) during the last reporting period, however the number of properties was not identified as a performance measurement, therefore these properties are being added to this quarterly report.

- 141 South Avenue is a 3 bedroom, 2.5 bathroom single family house, located in the Summerhill neighborhood of Atlanta (Census Tract 55.01). This property was acquired in February 2010.
- 214 South Avenue is a 3 bedroom, 2.5 bathroom single family house, located in the Summerhill neighborhood of Atlanta (Census Tract 55.01). This property was acquired in March 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	6	0/0	0/0	6/11
# of housing units	0	0	1	0/0	0/0	6/11
# of Households benefitting	0	0	0	0/0	0/0	0/11

Activity Locations

Address	City	State	Zip
141 South Avenue	Atlanta	NA	30315
214 South Avenue	Atlanta	NA	30315

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.106.220131844 (RDVA) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-REDV

Project Title:

Redevelopment

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Real Estate Alliance Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$205,000.00
Total CDBG Program Funds Budgeted	N/A	\$205,000.00
Program Funds Drawdown	\$71,200.00	\$71,200.00
Obligated CDBG DR Funds	\$72,175.00	\$72,175.00
Expended CDBG DR Funds	\$71,200.00	\$71,200.00
Real Estate Alliance Partners	\$71,200.00	\$71,200.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

During this reporting period, REAL was successful in acquiring two (2) properties (197 South Avenue and 207 South Avenue).

- 197 South Avenue is a quadplex unit with two (2) 2 bedrooms, 1 bathroom units and two (2) 1 bedroom, 1 bathroom units, located in the Summerhill neighborhood of Atlanta (Census Tract 55.01). This property was acquired in February 2010.
- 207 South Avenue is a duplex unit with two (2) 2 bedrooms, 1 bathroom units, located in the Summerhill neighborhood of Atlanta (Census Tract 55.01). This property was acquired in February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/2
# of housing units	0	0	6	0/0	0/0	6/7
# of Households benefitting	0	0	0	0/0	0/0	0/7

Activity Locations

Address	City	State	Zip
197 South Avenue	Atlanta	NA	30315
207 South Avenue	Atlanta	NA	30315

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.106.220131844 (RHB) LH25

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Real Estate Alliance Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$195,000.00
Total CDBG Program Funds Budgeted	N/A	\$195,000.00
Program Funds Drawdown	\$275.00	\$275.00
Obligated CDBG DR Funds	\$53,359.30	\$53,359.30
Expended CDBG DR Funds	\$275.00	\$275.00
Real Estate Alliance Partners	\$275.00	\$275.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 50% of the AML.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

REAL has begun rehabilitation of two (2) of the acquired properties (93 Little Street and 200 South Avenue). Rehabilitation will start on the other acquired properties during the next reporting period.

- 93 Little Street began rehabilitation in January 2010 after the city held a pre-construction conference with REAL, the Contractor and the Construction Monitor. Rehabilitation is substantially complete. This property is currently under contract with a homebuyer and will close during the next reporting period.
- 200 South Avenue had a pre-construction conference in February with the City of Atlanta, REAL, the contractor and Construction Monitor. Rehabilitation construction commenced in February and will be completed during the next reporting period.
- 966 Violet Avenue will have a pre-construction conference in April and we anticipate issuing the Notice to Proceed for the rehabilitation construction during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/4
# of housing units	0	0	2	0/0	0/0	2/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

Activity Locations

Address	City	State	Zip
200 South Avenue	Atlanta	NA	30315

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.106.220131844 (RHB) LMMI

Activity Title: Real Estate Alliance Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Real Estate Alliance Partners

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$190,000.00
Total CDBG Program Funds Budgeted	N/A	\$190,000.00
Program Funds Drawdown	\$1,195.00	\$1,195.00
Obligated CDBG DR Funds	\$74,175.00	\$74,175.00
Expended CDBG DR Funds	\$1,195.00	\$1,195.00
Real Estate Alliance Partners	\$1,195.00	\$1,195.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

REAL commenced and has substantially completed the rehabilitation construction for their five (5) previously acquired properties (974 Violet Avenue, 984 Violet Avenue, 157 Little Street and 820 Martin Street).

- 974 Violet Avenue began rehabilitation in January 2010 after the city held a pre-construction conference with REAL, the Contractor and the Construction Monitor. Rehabilitation is substantially complete. This property is currently under contract with a homebuyer and will close during the next reporting period.
- 157 Little Street began rehabilitation in January 2010 after the city held a pre-construction conference with REAL, the Contractor and the Construction Monitor. Rehabilitation is substantially complete. This property is currently under contract with a homebuyer and will close during the next reporting period.
- 820 Martin Street began rehabilitation in January 2010 after the city held a pre-construction conference with REAL, the Contractor and the Construction Monitor. Rehabilitation is substantially complete. This property is currently under contract with a homebuyer and will close during the next reporting period.
- 984 Violet Avenue began rehabilitation in February 2010 after the city held a pre-construction conference with REAL, the Contractor and the Construction Monitor. Rehabilitation is substantially complete.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/11
# of housing units	0	0	4	0/0	0/0	4/11

# of Households benefitting	0	0	0	0/0	0/0	0/11
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Activity Locations

Address	City	State	Zip
157 Little Street	Atlanta	NA	30315
974 Violet Avenue	Atlanta	NA	30315
820 Martin Street	Atlanta	NA	30315
93 Little Street	Atlanta	NA	30315
984 Violet Avenue	Atlanta	NA	30315

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.108.220131844 (ACQ) 1058 Oglethorpe LH25

Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Atlanta Regional Housing Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$66,050.00
Total CDBG Program Funds Budgeted	N/A	\$66,050.00
Program Funds Drawdown	\$65,425.00	\$65,425.00
Obligated CDBG DR Funds	\$66,050.00	\$66,050.00
Expended CDBG DR Funds	\$65,425.00	\$65,425.00
Atlanta Regional Housing Partners	\$65,425.00	\$65,425.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

During this reporting period, ARHP was successful in acquiring 1058 Oglethorpe Avenue. 1058 Oglethorpe is a sixteen (16) unit multi-family apartment building comprised of 2 bedroom/1 bathroom units. This property is located in the West End Neighborhood of Atlanta (Census Tract 42). Four (4) units will be occupied by households at or below 50% of AMI. These units will float.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	4	0/0	0/0	4/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

Activity Locations

Address	City	State	Zip
1058 Oglethorpe Avenue, Unit 3	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 4	Atlanta	NA	30310

1058 Oglethorpe Avenue, Unit 1	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 2	Atlanta	NA	30310

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.108.220131844 (ACQ) 1058 Oglethorpe LMMI

Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Atlanta Regional Housing Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$198,150.00
Total CDBG Program Funds Budgeted	N/A	\$198,150.00
Program Funds Drawdown	\$196,975.00	\$196,975.00
Obligated CDBG DR Funds	\$142,748.00	\$142,748.00
Expended CDBG DR Funds	\$196,975.00	\$196,975.00
Atlanta Regional Housing Partners	\$196,975.00	\$196,975.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

During this reporting period, ARHP was successful in acquiring 1058 Oglethorpe Avenue. 1058 Oglethorpe is a sixteen (16) unit multi-family apartment building comprised of 2 bedroom/1 bathroom units. This property is located in the West End Neighborhood of Atlanta (Census Tract 42). Eight units will be occupied by households between 51% and 120% of AMI. These units will float.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	12	0/0	0/0	12/12
# of Households benefitting	0	0	0	0/0	0/0	0/12

Activity Locations

Address	City	State	Zip
1058 Oglethorpe Avenue, Unit 5	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 10	Atlanta	NA	30310

1058 Oglethorpe Avenue, Unit 7	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 9	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 6	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 14	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 15	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 16	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 11	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 8	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 12	Atlanta	NA	30310
1058 Oglethorpe Avenue, Unit 13	Atlanta	NA	30310

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.108.220131844 (RHB) 1058 Oglethorpe LH25

Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Atlanta Regional Housing Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$33,950.00
Total CDBG Program Funds Budgeted	N/A	\$33,950.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$600.00	\$600.00
Expended CDBG DR Funds	\$0.00	\$0.00
Atlanta Regional Housing Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Rehabilitation of 1058 Oglethorpe Avenue is expected to begin in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.108.220131844 (RHB) 1058 Oglethorpe LMMI
Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Atlanta Regional Housing Partners

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$101,850.00
Total CDBG Program Funds Budgeted	N/A	\$101,850.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,800.00	\$1,800.00
Expended CDBG DR Funds	\$0.00	\$0.00
Atlanta Regional Housing Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Rehabilitation of 1058 Oglethorpe Avenue is expected to begin in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/0	0/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.108.220131844 (RHB) LMMI

Activity Title: Atlanta Regional Housing Partners

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Atlanta Regional Housing Partners

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$10,655.00	\$10,655.00
Expended CDBG DR Funds	\$0.00	\$0.00
Atlanta Regional Housing Partners	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

ARHP has begun rehabilitation of one (1) property (2926 Keats Drive). Rehabilitation of all other properties is expected to begin in the next reporting period.

- 2926 Keats Drive - Rehabilitation began in February following the pre-construction conference held with ARHP, the contractor and the Construction Monitor. Rehabilitation is expected to be complete during the next reporting period.
- 1234 Elizabeth Avenue - Section 106 Clearance for rehabilitation was issued in March and the pre-construction conference and rehabilitation is expected to commence during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/20
# of housing units	0	0	1	0/0	0/0	1/20
# of Households benefitting	0	0	0	0/0	0/0	0/20

Activity Locations

Address	City	State	Zip
2926 Keats Drive	Atlanta	NA	30311

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.109.220131844 (ACQ) LMMI

Activity Title: Colquitt Construction

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$325,000.00
Total CDBG Program Funds Budgeted	N/A	\$325,000.00
Program Funds Drawdown	\$187,349.21	\$187,349.21
Obligated CDBG DR Funds	\$197,099.21	\$271,849.21
Expended CDBG DR Funds	\$196,749.21	\$270,449.21
Colquitt Construction DBA Green House Renovations	\$196,749.21	\$270,449.21
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Colquitt Construction was successful in acquiring seven (7) properties (876 Plainville Place, 2454 Harvel Drive, 3779 Rockport Place, 4028 Doster Drive, 812 Braemar Avenue, 2765 Collier Drive and 2718 Crescendo Drive) and has two (2) properties (817 Harwell Road and 598 Oakside Drive) pending acquisition.

- 876 Plainville Place is a 4 bedroom, 2 bathroom single family house located in the Wildwood Neighborhood of Atlanta (Census Tract 78.06). This property was acquired in February 2010.
- 2454 Harvel Drive is a 4 bedroom, 2.5 bathroom single family house located in the Harvel Homes Community Neighborhood of Atlanta (Census Tract 83.01). This property was acquired in March 2010.
- 3779 Rockport Place is a 5 bedroom, 2 bathroom single family house located in the Wisteria Gardens Neighborhood of Atlanta (Census Tract 78.06). This property was acquired in February 2010.
- 4028 Doster Drive is a 4 bedroom, 1.5 bathroom single family house located in the Wilson Mill Meadows Neighborhood of Atlanta (Census Tract 78.06). This property was acquired in March 2010.
- 812 Braemar Avenue is a 3 bedroom, 2.5 bathroom single family house located in the Green Forest Acres Neighborhood of Atlanta (Census Tract 79). This property was acquired in March 2010.
- 2765 Collier Drive is a 4 bedroom, 2.5 bathroom single family house located in the Collier Heights Neighborhood of Atlanta (Census Tract 82.01). This property was acquired in March 2010.
- 2718 Crescendo Drive is a 4 bedroom, 1.5 bathroom single family house located in the Collier Heights Neighborhood of Atlanta (Census Tract 82.01). This property was acquired in March 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	7/11
# of housing units	0	0	7	0/0	0/0	9/11
# of Households benefitting	0	0	0	0/0	0/0	0/11

Activity Locations

Address	City	State	Zip
3779 Rockport Place	Atlanta	NA	30331
2765 Collier Drive	Atlanta	NA	30318
876 Plainville Place	Atlanta	NA	30331
2454 Harvel Drive	Atlanta	NA	30318
4028 Doster Drive	Atlanta	NA	30331
812 Braemar Avenue	Atlanta	NA	30311
2718 Crescendo Drive	Atlanta	NA	30318

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.109.220131844 (RHB) LMMI

Activity Title: Colquitt Construction

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Colquitt Construction DBA Green House Renovations

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$675,000.00
Total CDBG Program Funds Budgeted	N/A	\$675,000.00
Program Funds Drawdown	\$17,785.00	\$17,785.00
Obligated CDBG DR Funds	\$179,001.00	\$179,001.00
Expended CDBG DR Funds	\$51,201.00	\$51,201.00
Colquitt Construction DBA Green House Renovations	\$51,201.00	\$51,201.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell of foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Colquitt Construction has begun rehabilitation of three (3) properties (3812 Benjamin Court, 2444 Main Street and 3779 Rockport Place). Rehabilitation of all other properties is expected to begin in the next reporting period.

- 3812 Benjamin Court - Rehabilitation began in February 2010 after the City held a pre-construction conference with Colquitt Construction and the Construction Monitor. Rehabilitation is expected to be complete during the next reporting period.
- 2444 Main Street - Rehabilitation began in February 2010 after the City held a pre-construction conference with Colquitt Construction and the Construction Monitor. Rehabilitation is expected to be complete during the next reporting period.
- 3779 Rockport Place - Rehabilitation began in March 2010 after the City held a pre-construction conference with Colquitt Construction and the Construction Monitor. Rehabilitation is expected to be complete during the next reporting period.
- 876 Plainville Place - The pre-construction conference was held in March and rehabilitation is expected to start during the next reporting period.
- 2454 Harvel Drive - Section 106 Clearance request has been submitted and rehabilitation is expected to start during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/11
# of housing units	0	0	3	0/0	0/0	3/11
# of Households benefitting	0	0	0	0/0	0/0	0/11

Activity Locations

Address	City	State	Zip
3812 Benjamin Court	Atlanta	NA	30331
2444 Main Street	Atlanta	NA	30318
3779 Rockport Place	Atlanta	NA	30331

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.110.220131844 (ACQ) LH25

Activity Title: Pohl Real Estate

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Pohl Real Estate

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$284,500.00
Total CDBG Program Funds Budgeted	N/A	\$284,500.00
Program Funds Drawdown	\$191,125.00	\$222,125.00
Obligated CDBG DR Funds	\$145,745.00	\$314,525.00
Expended CDBG DR Funds	\$113,250.00	\$222,125.00
Pohl Real Estate	\$113,250.00	\$222,125.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Pohl was successful in acquiring four (4) properties (974 Mathews Street, 154 Milton Street, 385 Inman Street and 384 Altoona Place) and has two (2) properties (1003 Fair Street and 866 Beckwith Street) pending acquisition. Pohl also was successful in renting 483 Holderness Street, Unit A to a household with income less than 50% AMI. 483 Holderness Street, Unit A was acquired during the previous reporting period.

- 974 Mathews Street is a 3 bedroom, 2 bathroom single family house located in the West End Neighborhood of Atlanta (Census Tract 42). This property was acquired in January 2010.
- 154 Milton Street is a 3 bedroom, 1 bathroom single family house located in the Atlanta University Center Neighborhood of Atlanta (Census Tract 38). This property was acquired in January 2010.
- 385 Inman Street is a 2 bedroom, 1 bathroom single family house located in the Westview Neighborhood of Atlanta (Census Tract 60). This property was acquired in February 2010.
- 384 Altoona Place is a two unit single family house with a 4 bedroom, 2 bathroom unit and a 3 bedroom, 1 bathroom unit. The property is located in the Westview Neighborhood of Atlanta (Census Tract 40). This property was acquired in February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/7
# of housing units	0	0	5	0/0	0/0	8/9

# of Households benefitting	1	0	1	1/0	0/0	1/9
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Activity Locations

Address	City	State	Zip
974 Mathews Street	Atlanta	NA	30310
154 Milton Street	Atlanta	NA	30310
385 Inman Street	Atlanta	NA	30310
384 Altoona Place, Unit B	Atlanta	NA	30310
384 Altoona Place, Unit A	Atlanta	NA	30310

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.110.220131844 (RHB) LH25

Activity Title: Pohl Real Estate

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pohl Real Estate

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$362,000.00
Total CDBG Program Funds Budgeted	N/A	\$362,000.00
Program Funds Drawdown	\$35,512.25	\$35,512.25
Obligated CDBG DR Funds	\$86,724.00	\$86,724.00
Expended CDBG DR Funds	\$35,512.25	\$35,512.25
Pohl Real Estate	\$35,512.25	\$35,512.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant single family homes for households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Pohl Real Estate has begun rehabilitation of two (2) properties (970 Beckwith Street and 483 Holderness Street). Rehabilitation of all other properties is expected to begin in the next reporting period.

- 970 Beckwith Street - Rehabilitation commenced in March and is expected to be complete in the next reporting period.
- 483 Holderness Street - Rehabilitation of Units A and B was completed in February. Unit A was rented during the reporting period to a household at 50% of AMI.
- 974 Mathews Street - Section 106 Clearance for rehabilitation was issued in March and rehabilitation is expected to start during the next reporting period.
- 385 Inman Street - Section 106 Clearance review has been submitted for review and rehabilitation is expected to start during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/7
# of housing units	0	0	3	0/0	0/0	3/9
# of Households benefitting	1	0	1	1/0	0/0	1/9

Activity Locations

Address	City	State	Zip
483 Holderness Street, Unit B	Atlanta	NA	30310
970 Beckwith Street	Atlanta	NA	30310
483 Holderness Street, Unit A	Atlanta	NA	30310

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.111.220131844 (ACQ) LMMI
Activity Title: University Community Development Corporation

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

University Community Development Corporation

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$60,000.00
Total CDBG Program Funds Budgeted	N/A	\$60,000.00
Program Funds Drawdown	\$21,758.79	\$48,642.26
Obligated CDBG DR Funds	\$234,498.00	\$274,931.47
Expended CDBG DR Funds	\$21,179.79	\$48,642.26
University Community Development Corporation	\$21,179.79	\$48,642.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and lease-purchase or sell foreclosed and vacant single family homes for households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

University Community Development Corporation (UCDC) was successful in acquiring one (1) property (1501 Stokes Avenue) and has three (3) properties (965 Oak Street, 1435 Lucile Avenue and 742 Peeples Street) pending acquisition.

- 1501 Stokes Avenue is a 6 bedroom, 3 bathroom single family house located in the Westview Neighborhood of Atlanta (Census Tract 60). This property was acquired in January.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/3
# of housing units	0	0	1	0/0	0/0	2/3
# of Households benefitting	0	0	0	0/0	0/0	0/3

Activity Locations

Address	City	State	Zip
1501 Stokes Avenue	Atlanta	NA	30310

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	25210408.111.220131844 (RHB) LMMI
Activity Title:	University Community Development Corporation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

University Community Development Corporation

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$382,500.00
Total CDBG Program Funds Budgeted	N/A	\$382,500.00
Program Funds Drawdown	\$275.00	\$275.00
Obligated CDBG DR Funds	\$127,336.00	\$127,336.00
Expended CDBG DR Funds	\$275.00	\$275.00
University Community Development Corporation	\$275.00	\$275.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate and sell or lease purchase foreclosed and vacant single family homes to households below 120% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

University Community Development Corporation (UCDC) has begun rehabilitation of one (1) property (970 Beckwith Street). Rehabilitation of all other properties is expected to begin in the next reporting period.

- 996 Beckwith Street - Section 106 Clearance for rehabilitation was issued and a contractor was selected. The City held a pre-construction conference with UCDC, the contractor and the Construction Monitor in February and rehabilitation work is underway. Rehabilitation is expected to be complete in the next reporting period.
- 1501 Stokes Avenue - Section 106 Clearance for rehabilitation was issued in March and rehabilitation is expected to start in the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/3
# of housing units	0	0	1	0/0	0/0	1/3
# of Households benefitting	0	0	0	0/0	0/0	0/3

Activity Locations

Address	City	State	Zip
996 Beckwith Street	Atlanta	NA	30314

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.112.220131844 (ACQ) 340 Holly LH25

Activity Title: 340 Holly Street (Achor Center)

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Achor Center

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$131,996.00
Total CDBG Program Funds Budgeted	N/A	\$131,996.00
Program Funds Drawdown	\$128,950.25	\$128,950.25
Obligated CDBG DR Funds	\$130,500.00	\$130,500.00
Expended CDBG DR Funds	\$128,950.25	\$128,950.25
Achor Center	\$128,950.25	\$128,950.25
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Achor Center, Inc. (Achor) has been successful in acquiring one multifamily apartment complex with twelve (12) 2 bedroom, 1 bathroom units located in the Grove Park neighborhood of Atlanta (Census Tract 84) that will be rented to households below 50% of the Area Median Income. This property was acquired in January.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	12	0/0	0/0	12/12
# of Households benefitting	0	0	0	0/0	0/0	0/12

Activity Locations

Address	City	State	Zip
340 Holly Street, Unit C	Atlanta	NA	30318
340 Holly Street, Unit G	Atlanta	NA	30318
340 Holly Street, Unit D	Atlanta	NA	30318

340 Holly Street, Unit L	Atlanta	NA	30318
340 Holly Street, Unit F	Atlanta	NA	30318
340 Holly Street, Unit E	Atlanta	NA	30318
340 Holly Street, Unit A	Atlanta	NA	30318
340 Holly Street, Unit B	Atlanta	NA	30318
340 Holly Street, Unit I	Atlanta	NA	30318
340 Holly Street, Unit H	Atlanta	NA	30318
340 Holly Street, Unit K	Atlanta	NA	30318
340 Holly Street, Unit J	Atlanta	NA	30318

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210408.112.220131844 (ACQ) LH25

Activity Title: Achor Center

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Achor Center

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$93,640.00
Total CDBG Program Funds Budgeted	N/A	\$93,640.00
Program Funds Drawdown	\$2,248.53	\$84,737.39
Obligated CDBG DR Funds	(\$955.00)	\$85,937.39
Expended CDBG DR Funds	\$0.00	\$84,737.39
Achor Center	\$0.00	\$84,737.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	3/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.112.220131844 (RHB) 340 Holly LH25

Activity Title: 340 Holly Street (Achor Center)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$518,004.00
Total CDBG Program Funds Budgeted	N/A	\$518,004.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Achor Center	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

340 Holly Street is a one building apartment complex with twelve (12) units. The scope of work is being revamped and the Lead Based Paint Risk Assessment is due by the end of April. Construction is estimated to begin during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/0	0/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.112.220131844 (RHB) LH25

Activity Title: Achor Center

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2008-NSP1-ARD

Project Title:

Aquisition/Rehab/Disposition

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Achor Center

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$181,360.00
Total CDBG Program Funds Budgeted	N/A	\$181,360.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$15,580.00	\$15,580.00
Expended CDBG DR Funds	\$0.00	\$0.00
Achor Center	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire, rehabilitate, and rent foreclosed and vacant multifamily properties and duplexes to households at or below 50% of the AMI.

Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Progress Narrative:

Achor is scheduled to start the rehabilitation construction on their previously acquired properties (715 Florence Place and 1125 Jones Avenue) during the next reporting period.

- 1125 Jones Avenue is a duplex and the City held a pre-construction conference with Achor, the Contractor and the Construction Monitor. Rehabilitation will commence during the next reporting period.
- 715 Florence Place received the Section 106 Clearance for rehabilitation. A pre-construction conference will be scheduled during the next reporting period and rehabilitation will commence shortly thereafter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/0	0/0	0/3

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.113.220131844 (DEM)
Activity Title: COA, Bureau of Code Compliance

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
2008-NSP1-DEMO

Project Title:
Demolition

Projected Start Date:
03/05/2009

Projected End Date:
03/04/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
COA, Office of Code Compliance

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$301,850.00
Total CDBG Program Funds Budgeted	N/A	\$301,850.00
Program Funds Drawdown	\$15,254.20	\$15,254.20
Obligated CDBG DR Funds	\$155,021.30	\$156,021.30
Expended CDBG DR Funds	\$15,254.20	\$15,254.20
COA, Office of Code Compliance	\$15,254.20	\$15,254.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To demolish blighted properties adjacent or near NSP funded projects to support the viability of the NSP funded projects and to further the goal of stabilizing declining and distressed neighborhoods.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The Office of Code Compliance has identified twelve (12) blighted properties (160 Vanira Avenue, 166 Vanira Avenue, 176 Vanira Avenue, 671 Florence Avenue, 1023 Grant Way, 467 and 471 Stephen Street, 515 Holly Street, 1019 Violet Street, 1616 South Gordon Street, 268 Delevan Street, 509 Fletcher Street and 1368 Lockwood Street) for the NSP demolition program.

- 160 Vanira Avenue, 166 Vanira Avenue, and 176 Vanira Avenue are located in the Peoplestown Neighborhood of Atlanta (Census Tract 55.01). The asbestos abatement survey has been completed and the demolition contractors have been selected. These properties are located less than ¼ mile from two NSP units (974 Violet Avenue and 984 Violet Avenue). 160, 166 and 176 Vanira Avenue were demolished during this reporting period.
- 1023 Grant Way is located in the Peoplestown Neighborhood of Atlanta (Census Tract 55.01). The asbestos abatement survey has been completed and the demolition was completed during this reporting period. This property is located less than ½ mile from a NSP unit (984 Violet Avenue).
- 467 and 471 Stephens Street are located in the Pittsburgh Neighborhood of Atlanta (Census Tract 56). The Notice to Proceed for the demolition and asbestos abatement was issued in March and all work is expected to be complete during the next reporting period. These properties are located less than 1/3 mile from a NSP unit (887 Coleman Avenue).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/10

Activity Locations

Address	City	State	Zip
176 Vanira Street	Atlanta	NA	30315
166 Vanira Street	Atlanta	NA	30315
160 Vanira Street	Atlanta	NA	30315
1023 Grant Way	Atlanta	NA	30315

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	25210408.114.220131844 (LBA)
Activity Title:	COA/Fulton County Land Bank Authority

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

2008-NSP1-LBA

Project Title:

Land Banking

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

COA/Fulton County Land Bank Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$742,624.00
Total CDBG Program Funds Budgeted	N/A	\$742,624.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$35,000.00	\$35,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
COA/Fulton County Land Bank Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To provide land banking services to eligible NSP properties.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The City of Atlanta/Fulton County Land Bank Authority will be acquiring foreclosed property to be landbanked for future development by NSP Recipients during the next reporting period. The Land Bank Authority currently has a land banking agreement with the Partnership for the Preservation of Pittsburgh to bank the NSP properties acquired. The Land Bank Authority has entered into a Memorandum of Understanding to acquire and land bank vacant residential property with Real Estate Alliance Partners, University Community Development Authority, Atlanta Regional Housing Partners, Colquitt Construction and Pohl Real Estate during the current reporting period and will begin acquiring and banking foreclosed property during the next reporting period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	6/15

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 25210408.115.220131844 (FIN)

Activity Title: Urban Residential Finance Authority

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

2008-NSP1-FIN

Project Title:

Financing

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Urban Residential Finance Authority

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$410,000.00
Total CDBG Program Funds Budgeted	N/A	\$410,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$26,075.00	\$26,075.00
Expended CDBG DR Funds	\$26,075.00	\$26,075.00
Urban Residential Finance Authority	\$26,075.00	\$26,075.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To establish financing mechanisms for purchase and redevelopment of foreclosed upon homes for sell to households at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The Urban Residential Finance Authority closed (1) one NSP Homebuyer Assistance Loan during the reporting period. Funding was provided to a household with income less than 80% AMI to purchase 708 Celeste Lane in the Mays Neighborhood of Atlanta (Census Tract 79) .

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/16
# of Households benefitting	0	1	1	0/0	1/0	1/16

Activity Locations

Address	City	State	Zip
708 Celeste Lane	Atlanta	NA	30331

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

2008-NSP1-ADMIN

Project Title:

Planning/Administration

Projected Start Date:

03/05/2009

Projected End Date:

03/04/2013

National Objective:

N/A

Responsible Organization:

COA, Office of Housing

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,231,608.00
Total CDBG Program Funds Budgeted	N/A	\$1,231,608.00
Program Funds Drawdown	\$94,103.21	\$172,628.27
Obligated CDBG DR Funds	\$1,112,398.19	\$1,231,608.00
Expended CDBG DR Funds	\$79,482.80	\$172,628.27
COA, Office of Housing	\$79,482.80	\$172,628.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.47	\$0.47

Activity Description:

To acquire , rehabilitate, demolish, and sell of foreclosed and vacant single family homes for at or below 120% of the AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The following administrative activities occurred during this reporting period:

- Three (3) Office of Housing staff members attended the NSP Problem-Solving Clinic on January 20, 2010, where we were able to discuss problems encountered and gain information from peers to help in determining best practices solutions.
- In January, the State Historic Preservation Office (SHPO) executed the Programmatic Agreement with the City of Atlanta to allow the City to complete the Section 106 compliance responsibilities. The Programmatic Agreement will allow the designated Historic Preservation Officer of the City of Atlanta 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.
- In January, the Office of Housing released an RFQ to allow additional vendors to provide Residential Appraisal Services. On March 30th, the Office of Housing awarded contracts to five additional appraisal firms and contract negotiations were underway at the end of this reporting period.
- 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 City of Atlanta NSP homebuyers.
- In February, the City of Atlanta hired two (2) extra help employees to assist in database development and tracking of NSP accomplishments .

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: Delete 4

Activity Title: Delete

Activity Category:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Responsible Organization:

Mayweather Enterprises

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Mayweather Enterprises	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

To acquire and rehabilitate a multifamily rental complex for households below 50% AMI.

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/8	0/0	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
