

**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.:** 07 **Quarter End:** 11/30/2010

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	\$100,025.86	\$0.00	\$732,246.51	\$32,940.91	\$765,187.42	100%
001-B-I	\$1,672,528.54	\$853,156.21	\$819,372.33	\$95,952.29	\$0.00	\$1,552,978.00	\$119,550.54	\$1,672,528.54	100%
002-B-H	\$50,000.00	\$0.00	\$50,000.00	\$3,650.84	\$0.00	\$3,650.84	\$46,349.16	\$50,000.00	100%
002-B-I	\$120,650.00	\$0.00	\$120,650.00	\$10,128.57	\$0.00	\$53,057.57	\$67,592.43	\$120,650.00	100%
004-A-I	\$146,150.00	\$0.00	\$146,150.00	\$9,980.50	\$0.00	\$107,716.00	\$38,434.00	\$146,150.00	100%
013-A-H	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100%
013-A-I	\$138,850.00	\$136,450.00	\$2,400.00	\$0.00	\$0.00	\$137,650.00	\$1,200.00	\$138,850.00	100%
14A-B-H	\$254,186.51	\$275.00	\$253,911.51	\$15,543.97	\$0.00	\$15,913.97	\$238,272.54	\$254,186.51	100%
14A-B-I	\$569,872.53	\$27,277.77	\$542,594.76	\$168,523.55	\$0.00	\$225,344.88	\$344,527.65	\$569,872.53	100%
21A (Admin)	\$238,787.00	\$40,191.45	\$198,595.55	\$15,418.99	\$0.00	\$79,210.25	\$159,576.75	\$238,787.00	100%
004-A-H	\$32,105.00	\$0.00	\$32,105.00	\$18,540.00	\$0.00	\$32,010.00	\$95.00	\$32,105.00	100%
Total	\$3,988,317	\$970,754.89	\$3,017,562.11	\$437,764.57	\$0.00	\$2,939,778.02	\$1,048,538.98	\$3,988,317	100%

Legend

Activity #	Activity Name	Activity #	Activity Name
001-B-H	Acquisition LH25	013-A-H	Financing LH25
001-B-I	Acquisition LMMI	013-A-I	Financing LMMI
002-B-H	Disposition LH25	14A-B-H	Rehab LH25
002-B-I	Disposition LMMI	14A-B-I	Rehab LMMI
004-A-I	Demolition	21A (Admin)	Administration

SECTION III: CONTRACTS AND SUBCONTRACTS FOR THIS QUARTER

Contractor/ Subcontractor Name	Address	City, State, Zip	Prime Contractor ID #	Sec 3	Subcontractor ID Number	CDBG Part Contract/ Subcontract	Trade/ Race Code	Women Owned
G. Randall Hammond & Co.	7000 Peachtree Dunwoody Rd	Atlanta, GA 30328			58-2358638	\$3,000	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	\$1,690	1/2	N
Simon-Meyer	2221 Peachtree Road, Box D-126	Atlanta, GA 30309			26-1854571	\$655	1/1	Y
NPI	156 7 th Street, Suite 7	Atlanta, GA 30308			42-1755057	\$6,755	1/1	N
Greater Atlanta Homebuilders	1484 Brockett Road	Tucker, GA 30084			58-0510539	\$1,965	1/1	N
The Clemons Group	40 Woodcrest Avenue NE	Atlanta, GA 30309			20-2873151	\$1,675	3/1	N
Devoted Appraisal Services	4220 Sugar Mill Dr	Duluth, GA 30096			32-0200823	\$1,325	3/2	N
Southeast Real Estate	455 Grayson Hwy	Lawrenceville, GA 30045			58-2359563	\$1,400	3/1	N
IRR-Residential Appraisers & Consultants	1718 Peachtree St., NW, Suite 175	Atlanta, GA 30309			26-277888	\$350	3/1	N
Appraisal Group of Atlanta	2657 Lenox Road, Unit 136	Atlanta, GA 30324			26-0417512	\$1,750	3/1	Y
WCR Enterprises	3662 Salem Dr	Lithonia, GA 30038				75,825	1/2	N
Chase Management and Consulting, LLC	565 Orchard Ct	Atlanta, GA 30312				74,282	1/2	N
Stryant Construction	619 Edgewood Ave	Atlanta, GA 30312				51,531	1/1	N
Resurgence Demolition, Inc.	11175 Cicero Dr, Suite 100	Alpharetta, GA 30022			26-4819599	99,760	1/2	N
Mack's Hauling, Inc.	890 Warner St SW	Atlanta, GA 30310			58-2326368	17,051.50	1/2	Y
Kissberg Construction	1434 Kelton Dr	Stone Mountain, GA 30083			58-2452810	21,732.50	1/2	Y
Aldridge Services, Inc.	2001 Martin Luther King, Jr. Suite 450	Atlanta, Georgia 30310			30-0399360	1,500	3/2	N
Southern Environmental, Inc	2171-F Kingston Court	Marietta, GA 30067			58-2136033	6,456	3/1	N

SECTION IV: WORK IN PROGRESS (Use this section to provide a brief narrative description of work in progress during the reporting period. Use the Project Implementation Schedule included in your application as the basis for reporting.)

The City of Atlanta has expended 74% of its DCA allocation of which 20% was expended towards housing units dedicated to households below 50% AMI. The City has drawn 29% of its DCA allocation and anticipates drawing another

The Atlanta Neighborhood Development Partnership (ANDP), a NSP Developer, was 90% complete with rehab construction on 2207 Sandridge Place, 3692 Ramsey Circle, 2419 Sandfall Court, 2825 The Fountainbleau, 1890 King George, and 3114 Imperial Lane. 2825 The Fountainbleau is currently under-contract for sale during the next reporting period. ANDP has selected their general contractor and submitted their Green Grant Application to the Enterprise Community Partners on the next six (6) properties that ANDP will rehabilitate.

Charis Community Development Corporation (Charis), a NSP Developer, accepted an offer to purchase 71 Meldon Street during the reporting period. This property was scheduled to be sold during this reporting period, but the closing was delayed until December. Charis also completed rehabilitation on 1384 Lansing Street and submitted revised scope of work for 47 Moury Avenue and 1307 Marcy Street in an effort to get the Section 106 Clearance for rehabilitation.

The City of Atlanta, Office of Code Compliance begun demolition of two (2) properties and continued to complete final due diligence on the remaining three (3) properties during this reporting period. A sixth (6th) property had previously been identified for funding under the DCA NSP program, but this property was shifted to the HUD NSP program.

Environs Residential Design and Construction (Environs), a NSP Developer, sold 210 Mayson Avenue, completed rehab construction on 124 Ericson Street and was issued the Notice to Proceed with Construction, by the City of Atlanta, on 136 Ericson Street.

Habitat for Humanity in Atlanta, Inc., a NSP Developer has identified a potential homebuyer for 1280 Bicknell Street. Habitat is conducting due diligence to pre-qualify the potential homebuyer so they may begin the construction process on this vacant lot.

Pohl Real Estate, a NSP Developer and recipient of NSP properties acquired by the Land Bank Authority, is under rehab construction on 425 Holderness Street a 4-unit complex. Pohl has submitted the required documentation to receive the Section 106 Clearance for rehabilitation of 742 Elbert Street and is working on the documentation to submit for Section 106 Clearance for rehabilitation of 988 Allene Avenue.

Real Estate Alliance Partners (REAL), a NSP Developer and recipient of NSP property acquired by the Land Bank Authority has begun due diligence requirements to begin rehabilitation on 1034 Washington Street, a 10 unit apartment complex. Rehabilitation on 1034 Washington Street will begin during the next reporting period.

University Community Development Corporation (UCDC), a NSP Developer and recipient of NSP properties acquired by the Land Bank Authority, is under construction at 965 Oak Street and has begun lead based paint abatement on 1517 South Gordon Street. 965 Oak Street is under contract for sale during the next 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 September 1, 2010. The forum’s topic was entitled Transit-Oriented Development (TOD) and Affordable Housing and “featured two national perspectives from regions who have successfully implemented mixed-income TODs for over a decade.”
 - One (1) Office of Housing staff members attended the 9th Annual Fall Affordable Housing Conference on October 5, 2010. This year’s theme – “Stabilizing Communities: Rethinking Retooling” brought focus to new approaches and greater understanding about underwriting trends and introduced new products for the redispotion of foreclosed properties.
 - The Office of Housing published their NSP Policy Statement regarding NSP Direct Homebuyer Subsidy and the NSP Homebuyer Application. This was distributed our development partners and will serve to expedite the homebuyer approval process.

- Developer Training
 - Office of Housing staff members participated in a round-table discussion on Accessibility and Visiability on September 29, 2010. The discussion centered around how the City of Atlanta could work with developers and home builders to increase the awareness and need for more housing that provides no-step entrances and wider interior doors.

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)

We are still having problems with the post rehab appraisals not supporting the Total Development Costs, which ultimately under values the homes and negatively sets 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

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

Housing Accomplishments

	Units Acquired	Units Rehabbed	Units Constructed	Units Sold
This Quarter	0	2	0	1
Cumulative	122	5	0	7

Projects Completed

	Projects Completed
This Quarter	0
Cumulative	0