

Action Plan

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

LOCCS Authorized Amount:	\$ 12,316,082.00
Grant Award Amount:	\$ 12,316,082.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,614,531.70
Total Budget:	\$ 14,930,613.70

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Distribution and Uses of Funds:

The City of Atlanta is reallocating funds from the LBA to Synergy Realestate Developers LLC for the purpose of rehab. The City is adding \$157,709.00 to this project. This is a Single Family unit of affordable housing. The property is located at 484 Rockwell Street Atlanta, GA. \$76,393.32 is being added to 903 Smith Street from NSP-1 \$46,087.16 is being added to 903 Smith Street from NSP-3

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
2008-NSP1-ADMN	Planning/Administration	25210409.101.220131844 (ADM)	PLANNING/ADMINISTRATION
2008-NSP1-ARD	Aquisition/Rehab/Disposition	25210408.102.220131844 (RHB) LH25	Resources for Residents and Communities
		25210408.102.220131844 (RHB) LMMI	
		25210408.104.220131844 (RHB) LH25	Partnership for the Preservation of Pittsburgh
		25210408.104.220131844 (RHB) LMMI	
		25210408.106.220131844 (RHB) LH25	Real Estate Alliance Partners
		25210408.106.220131844 (RHB) LMMI	
		25210408.108.220131844 (RHB) 1058 Oglethorpe LH25	1058 Oglethorpe Street (ARHP)
		25210408.108.220131844 (RHB) 1058 Oglethorpe LMMI	
		25210408.108.220131844 (RHB) LMMI	Atlanta Regional Housing Partners
		25210408.109.220131844 (RHB) LH25	Colquitt Construction
		25210408.109.220131844 (RHB) LMMI	
		25210408.110.220131844 (RHB) 1003 Fair LH25	1003 Fair Street (Pohl)
		25210408.110.220131844 (RHB) 1003 Fair LMMI	
		25210408.110.220131844 (RHB) LH25	Pohl Real Estate
		25210408.110.220131844 (RHB) LMMI	
		25210408.111.220131844 (ACQ) 1437 Lucile LH25	University Community Development Corporation
		25210408.111.220131844 (ACQ) 1437 Lucile LMMI	
		25210408.111.220131844 (RHB) LMMI	
		25210408.112.220131844 (RHB) 340 Holly LH25	340 Holly Street (FCCALBA/Achor Center)
		25210408.112.220131844 (RHB) LH25	FCCALBA/Achor Center
		25210408.112.220131844 (RHB) LMMI	
		25210408.114.220131844 (RHB) LMMI	LBA Rehabilitation
		Delete	Delete
		Delete 1	
		Delete 10	1058 Oglethorpe Street (ARHP)
		Delete 11	Atlanta Regional Housing Partners
		Delete 12	Colquitt Construction
		Delete 15	Delete
		Delete 16	University Community Development Corporation
		Delete 17	340 Holly Street (Achor Center)
		Delete 18	Achor Center
		Delete 22	Delete
		Delete 6	
		Delete 7	Real Estate Alliance Partners



		Delete 9	1058 Oglethorpe Street (ARHP)
2008-NSP1-DEMO	Demolition	25210408.113.220131844 (DEM)	COA, Bureau of Code Compliance
2008-NSP1-FIN	Financing	25210408.114.220131844 (FIN) 1034 Washington	LBA Construction Financing
		25210408.114.220131844 (FIN) 1034 Washington LH25	1034 Washington St
		25210408.115.220131844 (FIN)	Urban Residential Finance Authority
2008-NSP1-LBA	Land Banking	25210408.114.220131844 (LBA)	COA/Fulton County Land Bank Authority
		25210408.114.220131844 (LBA) Lamar/Wadley	Lamar/Wadley Project
		25210408.114.220131844 (LBAD)	Land Bank Authority Disposition
2008-NSP1-REDV	Redevelopment	25210408.104.220131844 (RDVR) LH25	Partnership for the Preservation of Pittsburgh
		25210408.104.220131844 (RDVR) LMMI	
		25210408.105.220131844 (NC) Edgewood LH25	Edgewood Townhomes, LLC
		25210408.106.220131844 (RDVR) LH25	Real Estate Alliance Partners
		25210408.106.220131844 (RDVR) LMMI	
		25210408.112.220131844	Synergy 484 Rockwell
		25210408.112.220131844 LH synergy	Synergy 903 Smith Street
		25210408.114.220131844 (RDVA)	COA/Fulton County Land Bank Authority
		25210408.114.220131844 (RDVA) 339 Holly LH25	339 Holly Street (LBA)
		25210408.114.220131844 (RDVA) 339 Holly LMMI	
		Delete 8	Real Estate Alliance Partners
9999	Restricted Balance		<i>No activities in this project</i>
Bucket	Bucket		<i>No activities in this project</i>

Activities

Project # / 2008-NSP1-ADMN / Planning/Administration

Grantee Activity Number: 25210409.101.220131844 (ADM)
Activity Title: PLANNING/ADMINISTRATION

Activity Type:

Administration

Project Number:

2008-NSP1-ADMN

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Planning/Administration

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,331,608.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,331,608.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA, Office of Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

COA, Office of Housing

Organization Type

Local Government

Proposed Budget

\$ 1,231,608.00

Location Description:



Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None

Project # / 2008-NSP1-ARD / Aquisition/Rehab/Disposition

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

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2008-NSP1-ARD

Projected Start Date:
03/05/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
Under Way
Project Title:
Aquisition/Rehab/Disposition

Projected End Date:
12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 350,305.77
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 350,305.77

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

Total

# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
# of Properties	4

Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

Resources for Residents and Communities

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

Resources for Residents and Communities

Non-Profit

\$ 258,499.00

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Description:

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

Environmental Assessment:

Environmental

None



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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 628,931.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 628,931.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

4

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Resources for Residents and Communities

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Resources for Residents and Communities

Organization Type

Non-Profit

Proposed Budget

\$ 691,501.00



Location Description:

Areas of Greatest Need in the City of Atlanta.

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.

Environmental Assessment:

Environmental None



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

Activity Type:
 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:
 12/31/2019

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 232,591.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 232,591.76

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
# of Properties	4

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Partnership for the Preservation of Pittsburgh

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Partnership for the Preservation of Pittsburgh	Non-Profit	\$ 232,591.76



Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Description:

Acquire and Rehab foreclosed single family houses to be sold, leased or rented to households at 50% of the Area Median Income.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.104.220131844 (RHB) LMMI
Activity Title: Partnership for the Preservation of Pittsburgh

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 2008-NSP1-ARD
Projected Start Date:
 03/05/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way
Project Title:
 Aquisition/Rehab/Disposition
Projected End Date:
 12/31/2019
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 515,153.92
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 515,153.92

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	18		18	100.00
# of Households	18		18	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	18
# of Housing Units	18
# of Properties	18

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Partnership for the Preservation of Pittsburgh

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Partnership for the Preservation of Pittsburgh	Non-Profit	\$ 522,866.50



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

To acquire blighted and vacant single family homes to be sold, lease-purchased or rented to households at or below 120% of the AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.106.220131844 (RHB) LH25
Activity Title: Real Estate Alliance Partners

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 179,513.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 179,513.04

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

2

2

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Real Estate Alliance Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Real Estate Alliance Partners

Organization Type

For Profit

Proposed Budget

\$ 318,596.63



Location Description:

Areas of greatest need in the City of Atlanta.

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.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.106.220131844 (RHB) LMMI
Activity Title: Real Estate Alliance Partners

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,088,177.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,088,177.86

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10			0.00
10			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

10

10

10

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Real Estate Alliance Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Real Estate Alliance Partners

Organization Type

For Profit

Proposed Budget

\$ 1,088,177.86



Location Description:

Areas of greatest need in the City of Atlanta.

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.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.108.220131844 (RHB) 1058 Oglethorpe LH25
Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 157,630.69

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 157,630.69

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Atlanta Regional Housing Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Regional Housing Partners	For Profit	\$ 127,146.00



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

To acquire, rehabilitate, and rent multifamily units for households at or below 120% of the AMI. 4 units are designated to be rented to households at 50% AMI.

Environmental Assessment:

Environmental None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 2008-NSP1-ARD
Projected Start Date:
 03/05/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Completed
Project Title:
 Aquisition/Rehab/Disposition
Projected End Date:
 12/31/2018
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 472,892.04
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 472,892.04

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	12			0.00
# of Households	12			0.00

Proposed Accomplishments	Total
# of Multifamily Units	12
# of Housing Units	12
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Atlanta Regional Housing Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Regional Housing Partners	For Profit	\$ 403,029.00



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.108.220131844 (RHB) LMMI
Activity Title: Atlanta Regional Housing Partners

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2008-NSP1-ARD

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 Aquisition/Rehab/Disposition

Projected End Date:
 12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 209,382.26

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 209,382.26

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# Owner Households	3			0.00
# of Households	4			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Atlanta Regional Housing Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Regional Housing Partners	For Profit	\$ 219,825.00



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.109.220131844 (RHB) LH25
Activity Title: Colquitt Construction

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 356,386.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 356,386.14

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

3

3

3

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Colquitt Construction DBA Green House Renovations

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Colquitt Construction DBA Green House Renovations

Organization Type

For Profit

Proposed Budget

\$ 120,306.10



Location Description:

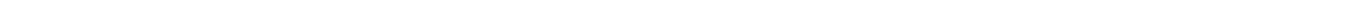
Areas of Greatest Need in the city limits of Atlanta

Activity Description:

To acquire, rehab and sell a foreclosed housing unit to households below 50% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.109.220131844 (RHB) LMMI
Activity Title: Colquitt Construction

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 658,975.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 658,975.17

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# Owner Households	7			0.00
# of Households	8			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

7

7

7

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Colquitt Construction DBA Green House Renovations

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Colquitt Construction DBA Green House Renovations

Organization Type

For Profit

Proposed Budget

\$ 1,000,000.00



Location Description:

Areas of greatest need in the City of Atlanta.

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.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.110.220131844 (RHB) 1003 Fair LH25

Activity Title: 1003 Fair Street (Pohl)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 133,766.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 133,766.57

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

5

5

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pohl Real Estate

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pohl Real Estate

Organization Type

For Profit

Proposed Budget

\$ 109,918.65



Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Description:

To acquire, rehabilitate, and rent foreclosed property for household below 120%AMI. 5 units are designated to be rented to households below 50% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.110.220131844 (RHB) 1003 Fair LMMI

Activity Title: 1003 Fair Street (Pohl)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 52,142.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 52,142.04

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# of Households	2			0.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

2

2

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pohl Real Estate

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pohl Real Estate

Organization Type

For Profit

Proposed Budget

\$ 44,896.35



Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Description:

To acquire, rehabilitate and rent foreclosed properties for households at 120% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.110.220131844 (RHB) LH25
Activity Title: Pohl Real Estate

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 493,795.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 493,795.82

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	14			0.00
# of Households	14			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

14

14

9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pohl Real Estate

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pohl Real Estate

Organization Type

For Profit

Proposed Budget

\$ 516,948.34



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.110.220131844 (RHB) LMMI
Activity Title: Pohl Real Estate

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 127,150.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 127,150.04

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

2

2

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pohl Real Estate

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pohl Real Estate

Organization Type

For Profit

Proposed Budget

\$ 128,236.66



Location Description:

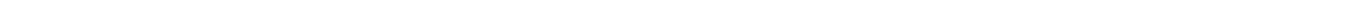
Areas of Greatest Need in the City of Atlanta

Activity Description:

To acquire and rehabilitate foreclosed homes for households at or below 120% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.111.220131844 (ACQ) 1437 Lucile LH25

Activity Title: University Community Development Corporation

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 54,628.40

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 54,628.40

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
4	4			0.00
# of Households	4			0.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

4

4

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

University Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

University Community Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 54,628.40



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

To acquire a foreclosed multifamily property to be rented to households below 120% AMI. 4 units are designated for households at 50% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.111.220131844 (ACQ) 1437 Lucile LMMI

Activity Title: University Community Development Corporation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 108,274.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 108,274.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
8			0.00

Proposed Accomplishments

of Housing Units

Total

8

of Properties

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

University Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

University Community Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 105,000.00



Location Description:

Activity Description:

Environmental Assessment:

Environmental None



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2008-NSP1-ARD

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 Aquisition/Rehab/Disposition

Projected End Date:
 12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 437,097.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 437,097.50

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3			0.00
# of Households	3			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 University Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
University Community Development Corporation	Non-Profit	\$ 442,522.00



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.112.220131844 (RHB) 340 Holly LH25

Activity Title: 340 Holly Street (FCCALBA/Achor Center)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 698,595.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 698,595.20

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

12

12

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Achor Center

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Achor Center

Organization Type

Non-Profit

Proposed Budget

\$ 0.00



Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.112.220131844 (RHB) LH25
Activity Title: FCCALBA/Achor Center

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 166,143.59

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 166,143.59

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

2

2

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Achor Center

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Achor Center

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00



Location Description:

Areas of Greatest Need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.112.220131844 (RHB) LMMI
Activity Title: FCCALBA/Achor Center

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 198,718.94

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 198,718.94

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Achor Center

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Achor Center

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00



Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Description:

To acquire, rehabilitate and rent or sell foreclosed units for households below 120% AMI

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.114.220131844 (RHB) LMMI
Activity Title: LBA Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,161,479.48

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,161,479.48

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# Owner Households	4			0.00
# of Households	6			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
COA/Fulton County Land Bank Authority	Non-Profit	\$ 1,161,479.48



Location Description:

Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete
Activity Title: Delete

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Resources for Residents and Communities

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Resources for Residents and Communities

Organization Type

Non-Profit

Proposed Budget

\$ 0.00

Location Description:



Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 1
Activity Title: Delete

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Cancelled

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Resources for Residents and Communities

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Resources for Residents and Communities

Organization Type

Non-Profit

Proposed Budget

\$ 0.00

Location Description:



Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 10
Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Type:
 Acquisition - general

Project Number:
 2008-NSP1-ARD

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 Aquisition/Rehab/Disposition

Projected End Date:
 03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
# of Properties	

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Atlanta Regional Housing Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Regional Housing Partners	For Profit	\$ 0.00

Location Description:
 Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 11
Activity Title: Atlanta Regional Housing Partners

Activity Type:
 Acquisition - general

Project Number:
 2008-NSP1-ARD

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 Aquisition/Rehab/Disposition

Projected End Date:
 03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
# of Properties	

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Atlanta Regional Housing Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Regional Housing Partners	For Profit	\$ 0.00

Location Description:
 Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 12
Activity Title: Colquitt Construction

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Colquitt Construction DBA Green House Renovations

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Colquitt Construction DBA Green House Renovations

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:

Areas of greatest need in the City of Atlanta.



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.

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 15
Activity Title: Delete

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Cancelled

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pohl Real Estate

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pohl Real Estate

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:



Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 16
Activity Title: University Community Development Corporation

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

University Community Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

University Community Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 301,800.00

Location Description:



Areas of greatest need in the City of Atlanta.

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.

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 17
Activity Title: 340 Holly Street (Achor Center)

Activity Type:
 Acquisition - general

Project Number:
 2008-NSP1-ARD

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 Aquisition/Rehab/Disposition

Projected End Date:
 03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
# of Properties	

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Achor Center

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Achor Center	Non-Profit	\$ 0.00

Location Description:
 Areas of Greatest Need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 18
Activity Title: Achor Center

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Achor Center

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Achor Center

University Community Development Corporation

Organization Type

Non-Profit

Non-Profit

Proposed Budget

\$ 0.00

\$ 384,200.00

Location Description:



Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 22
Activity Title: Delete

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pohl Real Estate

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pohl Real Estate

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:

Areas of greatest need in the City of Atlanta.



Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 6
Activity Title: Delete

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-ARD

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Real Estate Alliance Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Real Estate Alliance Partners

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:



Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 7
Activity Title: Real Estate Alliance Partners

Activity Type:
 Acquisition - general

Project Number:
 2008-NSP1-ARD

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Real Estate Alliance Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Real Estate Alliance Partners

Organization Type
 For Profit

Proposed Budget
 \$ 691,850.00

Location Description:
 Areas of greatest need in the City of Atlanta.



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.

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 9
Activity Title: 1058 Oglethorpe Street (ARHP)

Activity Type:
 Acquisition - general

Project Number:
 2008-NSP1-ARD

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 Aquisition/Rehab/Disposition

Projected End Date:
 03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
# of Properties	

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Atlanta Regional Housing Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Atlanta Regional Housing Partners	For Profit	\$ 0.00

Location Description:
 Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None

Project # / 2008-NSP1-DEMO / Demolition

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

Activity Type:

Clearance and Demolition

Project Number:

2008-NSP1-DEMO

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 301,850.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 301,850.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
29733	17427	5488	77.07

Proposed Accomplishments

Total



# of Singlefamily Units	21
# of Housing Units	21
# of buildings (non-residential)	2
# of Properties	16

LMI%:	77.07
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA, Office of Code Compliance

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
COA, Office of Code Compliance	Local Government	\$ 301,850.00

Location Description:

Areas of greatest need in the City of Atlanta.

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.

Environmental Assessment:

Environmental None

Project # / 2008-NSP1-FIN / Financing

Grantee Activity Number: 25210408.114.220131844 (FIN) 1034 Washington

Activity Title: LBA Construction Financing

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
2008-NSP1-FIN

Project Title:
Financing

Projected Start Date:

Projected End Date:



03/05/2009

12/31/2018

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 343,954.46
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 343,954.46

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total
6
6
1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Proposed Budget

\$ 343,954.46

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

To provide Construction Financing to rehabilitate a multi-family foreclosed property.

Environmental Assessment:



Environmental

None



Grantee Activity Number: 25210408.114.220131844 (FIN) 1034 Washington LH25
Activity Title: 1034 Washington St

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-FIN

Projected Start Date:

03/05/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Financing

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 9,360.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 9,360.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
--	-------	-----	-----	----------

# Renter Households	4	4		100.00
---------------------	---	---	--	--------

of Households

# of Households	4	4		100.00
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Proposed Accomplishments

of Multifamily Units

Total

4

of Housing Units

4

of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Proposed Budget

\$ 9,360.50



Location Description:

Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.115.220131844 (FIN)
Activity Title: Urban Residential Finance Authority

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

2008-NSP1-FIN

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Financing

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 43,625.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 43,625.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2			0.00
2			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

2

2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Urban Residential Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Urban Residential Finance Authority

Organization Type

Unknown

Proposed Budget

\$ 44,025.00

Location Description:



Areas of greatest need in the City of Atlanta.

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.

Environmental Assessment:

Environmental None

Project # / **2008-NSP1-LBA / Land Banking**

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

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 185,624.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 185,624.88

Proposed Accomplishments

Total



# of Singlefamily Units	6
# of Housing Units	6
# of Properties	6

LMI%:	
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Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
COA/Fulton County Land Bank Authority	Non-Profit	\$ 229,135.04

Location Description:
Areas of greatest need in the City of Atlanta.

Activity Description:
To provide land banking services to eligible NSP properties.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.114.220131844 (LBA) Lamar/Wadley

Activity Title: Lamar/Wadley Project

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 309,362.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 309,362.33

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Multifamily Units

Total

40

of Housing Units

40

of Properties

5

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Proposed Budget

\$ 309,362.33

Location Description:



Areas of Greatest Need in the City Limits of Atlanta

Activity Description:

Acquire and maintain foreclosed multifamily projects in areas of greatest need

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.114.220131844 (LBAD)
Activity Title: Land Bank Authority Disposition

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

2008-NSP1-LBA

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 367,272.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 367,272.87

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Housing Units

Total

31

of Properties

30

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Proposed Budget

\$ 367,272.87

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Description:



To landbank and maintain foreclosed vacant properties for future development.

Environmental Assessment:

Environmental None

Project # / 2008-NSP1-REDV / Redevelopment

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/08/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 22,472.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 22,472.31

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

Total



of Singlefamily Units 2
of Housing Units 2
of Properties 2

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Partnership for the Preservation of Pittsburgh

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Partnership for the Preservation of Pittsburgh	Non-Profit	\$ 2.00

Location Description:

Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.104.220131844 (RDVR) LMMI
Activity Title: Partnership for the Preservation of Pittsburgh

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2008-NSP1-REDV

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 Redevelopment

Projected End Date:
 12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 493,499.44

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 493,499.44

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8			0.00
# of Households	8			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Partnership for the Preservation of Pittsburgh

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Partnership for the Preservation of Pittsburgh	Non-Profit	\$ 500,000.00



Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Description:

To acquire, rehabilitate and sell, rent or lease-purchase homes to households below 120% of the AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.105.220131844 (NC) Edgewood LH25

Activity Title: Edgewood Townhomes, LLC

Activity Type:

Construction of new housing

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,000,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
40	40	40		100.00
# of Households	40	40		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

ELI Households (0-30% AMI)

Total

40

40

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Edgewood Townhomes, LLC.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Edgewood Townhomes, LLC.

Organization Type

Unknown

Proposed Budget

\$ 1,000,000.00



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

To redevelop vacant land for the development of a multifamily rental complex for households below 60% of the AMI. 40 units are designated for households below 50% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.106.220131844 (RDVR) LH25
Activity Title: Real Estate Alliance Partners

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 144,916.52

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 144,916.52

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

of Properties

Total

1

1

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Real Estate Alliance Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Real Estate Alliance Partners

Organization Type

For Profit

Proposed Budget

\$ 78,242.00



Location Description:

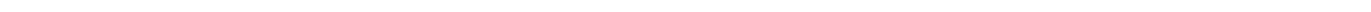
Areas of greatest need in the City of Atlanta

Activity Description:

Redevelopment of vacant residential property for rent to households below 50% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.106.220131844 (RDVR) LMMI
Activity Title: Real Estate Alliance Partners

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 340,605.19

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 340,605.19

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Real Estate Alliance Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Real Estate Alliance Partners

Organization Type

For Profit

Proposed Budget

\$ 340,605.19



Location Description:

Areas of greatest need in the City of Atlanta.

Activity Description:

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

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.112.220131844
Activity Title: Synergy 484 Rockwell

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

07/01/2019

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Planned

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 157,709.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 157,709.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Synergy Real Estate Developers, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Synergy Real Estate Developers, LLC

Organization Type

For Profit

Proposed Budget

\$ 157,709.00

Location Description:



484 Rockwell Street Atlanta, GA - Pittsburgh Neighborhood

Activity Description:

Rehab of 1 single family unit

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: 25210408.112.220131844 LH synergy
Activity Title: Synergy 903 Smith Street

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

07/01/2019

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Planned

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 76,393.32

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 76,393.32

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Synergy Real Estate Developers, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Synergy Real Estate Developers, LLC

Organization Type

For Profit

Proposed Budget

\$ 76,393.32

Location Description:



903 Smith Street Atlanta, GA in the Pittsburg Neighborhood

Activity Description:

Rehab of one SF unit for Low income owner

Environmental Assessment: UNDERWAY

Environmental None



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

Activity Type:
 Acquisition - general

Project Number:
 2008-NSP1-REDV

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way

Project Title:
 Redevelopment

Projected End Date:
 12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 469,251.79

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 469,251.79

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4			0.00
# Owner Households	5			0.00
# of Households	9			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Properties	9

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
COA/Fulton County Land Bank Authority	Non-Profit	\$ 469,251.79



Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Description:

To acquire, rehab or construct vacant housing units for sale or for rent for household at 120% AMI.

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.114.220131844 (RDVA) 339 Holly LH25

Activity Title: 339 Holly Street (LBA)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 14,182.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 14,182.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

8

8

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Proposed Budget

\$ 14,182.25



Location Description:

Activity Description:

Environmental Assessment:

Environmental None



Grantee Activity Number: 25210408.114.220131844 (RDVA) 339 Holly LMMI
Activity Title: 339 Holly Street (LBA)

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 228,439.55

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 228,439.55

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	32			0.00
# of Households	32			0.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

32

32

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

COA/Fulton County Land Bank Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

COA/Fulton County Land Bank Authority

Organization Type

Non-Profit

Proposed Budget

\$ 228,439.55



Location Description:

Areas of Greatest Need in the City Limits of Atlanta

Activity Description:

To acquire, rehab and rent a multifamily complex to households below 120% AMI

Environmental Assessment:

Environmental None



Grantee Activity Number: Delete 8
Activity Title: Real Estate Alliance Partners

Activity Type:

Acquisition - general

Project Number:

2008-NSP1-REDV

Projected Start Date:

03/05/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Real Estate Alliance Partners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Real Estate Alliance Partners

Organization Type

For Profit

Proposed Budget

\$ 0.00

Location Description:

Areas of greatest need in the City of Atlanta.



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.

Environmental Assessment:

Environmental None

Action Plan Comments:

- STEPHEN The grantee has not completed the Location Description or Activity Description for any activities set up in the plan. The grantee should complete these fields and resubmit for Field Office approval.
- STEPHEN The grantee has not input a location description and activity description as requested. All activities appear to be in accordance with the areas specified in the approved substantial amendment. The 10% administration cap has not been exceeded and 25% reserve for families at or below 50% AMI has been met.
- Reviewer - 11/02/2009: Reviewer Claudine Forte-The Grantee changed the Activity Status description for the applicable activities this quarter ending 9/30/2009. This demonstrates which projects are underway. The dates and projected total number of housing units planned did not change;therefore,an amended action plan is not required at this time. The Grantee will need to complete the Environmental activity for each activity as applicable.
- Reviewer - 2/22/2010-Claudine Forte: Not reviewed, but rejected at the City's request.
- Reviewer - Reviewer Claudine Forte 3/11/2010: Rejected because the total activities does not equal the grant award amount. The total shown is \$400,000 short.
- Reviewer - The purpose of this amendment is to line up its subrecipients activities with the eligible uses by consolidation of activities. The City Council approved the reallocation of funds from the Urban Residential Finance Authority to the Fulton County Land Bank Authority on June 30, 2010. Documentation of approval is on file and the changes are hereby approved.
- Reviewer - 9/20/2010: Grantee should address all comments provided for activities dated 9/14/2010 and 9/20/2010 prior to the plan being approved.
- Reviewer - 10/22/2010: Revisions accepted.
- Reviewer - 2/11/2011: The performance measures have been updated and included as requested for all of the required activities.



Reviewer - 6/30/2011: Performance measures were updated and changes are noted in the summary section of the applicable activity.

Reviewer - 4/27/2012 Revision of Vouchers

Reviewer - The Land Bank Board has approved the two developers which all property activities have been transferred to and will be reprogrammed in DRGR. The \$219,851.30 has been de-obligated from Land Bank.

Reviewer - Deobligation of NSP1 funds per CPD Management decision as a result of the NSP OIG Audit. Funds have been deobligated from the COA/Fulton County Landbank Authority and reassigned to another approved developer, Synergy Real Estate Developers, LLC. The City deobligated all available funds that were assigned to the Landbank.

Action Plan History

Version	Date
B-08-MN-13-0001 AP#1	07/28/2010
B-08-MN-13-0001 AP#2	10/27/2011
B-08-MN-13-0001 AP#3	04/27/2012
B-08-MN-13-0001 AP#4	08/07/2012
B-08-MN-13-0001 AP#5	02/01/2013
B-08-MN-13-0001 AP#6	03/15/2013
B-08-MN-13-0001 AP#7	07/26/2013
B-08-MN-13-0001 AP#8	04/29/2014
B-08-MN-13-0001 AP#9	07/29/2014
B-08-MN-13-0001 AP#10	10/30/2014
B-08-MN-13-0001 AP#11	05/01/2015
B-08-MN-13-0001 AP#12	07/31/2015
B-08-MN-13-0001 AP#13	12/04/2018
B-08-MN-13-0001 AP#14	05/17/2019

