

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

January 1, 2021 thru March 31, 2021 Performance

| | | |
|--|---|--|
| Grant Number: B-08-MN-13-0001 | Obligation Date: | Award Date: |
| Grantee Name: Atlanta, GA | Contract End Date: | Review by HUD: Reviewed and Approved |
| Grant Award Amount: \$12,316,082.00 | Grant Status: Active | QPR Contact: No QPR Contact Found |
| LOCCS Authorized Amount: \$12,316,082.00 | Estimated PI/RL Funds: \$2,614,531.70 | |
| Total Budget: \$14,930,613.70 | | |

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Distribution and Uses of Funds:

The City of Atlanta is reallocating funds from the LBA to Synergy Real Estate 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:

| Overall | This Report Period | To Date |
|--|--------------------|-----------------|
| Total Projected Budget from All Sources | \$0.00 | \$30,033,893.55 |
| Total Budget | \$0.00 | \$14,321,858.74 |
| Total Obligated | \$0.00 | \$13,806,310.03 |
| Total Funds Drawdown | \$0.00 | \$13,773,034.15 |
| Program Funds Drawdown | \$0.00 | \$11,723,287.22 |



| | | |
|--|---------|------------------|
| Program Income Drawdown | \$0.00 | \$2,049,746.93 |
| Program Income Received | \$0.00 | \$2,552,475.75 |
| Total Funds Expended | \$0.00 | \$13,857,850.85 |
| HUD Identified Most Impacted and Distressed | \$0.00 | \$0.00 |
| Other Funds | \$ 0.00 | \$ 15,712,034.81 |
| Match Funds | \$ 0.00 | \$ 15,712,034.81 |
| Non-Match Funds | \$ 0.00 | \$ 0.00 |

Funds Expended

| Overall | This Period | To Date |
|---|--------------------|-----------------|
| Achor Center | \$ 0.00 | \$ 716,767.30 |
| Real Estate Alliance Partners | \$ 0.00 | \$ 1,684,101.94 |
| Resources for Residents and Communities | \$ 0.00 | \$ 940,962.78 |
| University Community Development Corporation | \$ 0.00 | \$ 515,262.61 |
| Urban Residential Finance Authority | \$ 0.00 | \$ 43,825.00 |
| Atlanta Regional Housing Partners | \$ 0.00 | \$ 839,905.00 |
| COA, Office of Code Compliance | \$ 0.00 | \$ 301,850.00 |
| COA, Office of Housing | \$ 0.00 | \$ 1,242,793.84 |
| COA/Fulton County Land Bank Authority | \$ 0.00 | \$ 3,538,904.88 |
| Colquitt Construction DBA Green House Renovations | \$ 0.00 | \$ 999,625.00 |
| Edgewood Townhomes, LLC. | \$ 0.00 | \$ 1,000,000.00 |
| Partnership for the Preservation of Pittsburgh | \$ 0.00 | \$ 1,233,574.50 |
| Pohl Real Estate | \$ 0.00 | \$ 800,278.00 |

Progress Toward Required Numeric Targets

| Requirement | Target | Projected | Actual |
|--|-----------------|------------------|-----------------|
| Overall Benefit Percentage | 99.99% | .00% | .00% |
| Minimum Non Federal Match | \$.00 | \$.00 | \$15,712,034.81 |
| Overall Benefit Amount | \$13,597,645.80 | \$.00 | \$.00 |
| Limit on Public Services | \$1,847,412.30 | \$.00 | \$.00 |
| Limit on Admin/Planning | \$1,231,608.20 | \$1,331,608.00 | \$1,330,545.29 |
| Limit on Admin | \$.00 | \$1,331,608.00 | \$1,330,545.29 |
| Most Impacted and Distressed | \$.00 | \$.00 | \$.00 |
| Progress towards LH25 Requirement | \$3,732,653.43 | | \$3,764,697.34 |

Overall Progress Narrative:

Program Narrative

On July 30, 2008, the Housing and Economic Recovery Act of 2008 (HERA) was signed into law, to address the severe housing crisis. The HERA directed the United States Department of Housing and Urban Development (HUD) to target funding to areas with the greatest needs, based on the extent of foreclosures, sub-prime mortgages, and mortgage delinquencies and defaults. One hundred of the Neighborhood Stabilization Program 1 (NSP1) funds were required to be obligated within 18 months and expended within four years.

At least 25% of the funds were appropriated for the purchase and redevelopment of abandoned or foreclosed homes, or residential properties that will be used to house individuals or families whose incomes do not exceed 50% of the area median income (AMI). All activities funded by NSP1 must benefit low- to moderate-income persons whose incomes do not exceed 120% of AMI.



HUD developed a foreclosure and abandonment risk score system to assist grantees in targeting the areas of the greatest need within their jurisdictions. The City of Atlanta (the City) targeted NSP1 funds in those areas with an Abandonment & Risk Scores of 8, 9, and 10.

In distributing NSP1 funds, the City must give priority to those areas with the greatest need, which is defined by:

- the greatest percentage of home foreclosures;
- the highest percentage of homes financed by sub-prime mortgage related loans;
- areas identified as likely to face a significant rise in the rate of home foreclosure over 18 months.

Currently, the City has several properties in the process of being rehabilitated:

Project Summary

| Project #, Project Title | This Report | To Date | |
|---|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 2008-NSP1-ADMN, Planning/Administration | \$0.00 | \$1,331,608.00 | \$1,052,572.87 |
| 2008-NSP1-ARD, Aquisition/Rehab/Disposition | \$0.00 | \$8,695,187.39 | \$7,117,789.65 |
| 2008-NSP1-DEMO, Demolition | \$0.00 | \$301,850.00 | \$301,850.00 |
| 2008-NSP1-FIN, Financing | \$0.00 | \$410,000.00 | \$390,231.33 |
| 2008-NSP1-LBA, Land Banking | \$0.00 | \$927,436.61 | \$830,962.09 |
| 2008-NSP1-REDV, Redevelopment | \$0.00 | \$3,000,000.00 | \$2,029,881.28 |

Activities

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



Grantee Activity Number: 25210409.101.220131844 (ADM)

Activity Title: PLANNING/ADMINISTRATION

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

2008-NSP1-ADMN

Project Title:

Planning/Administration

Projected Start Date:

03/05/2009

Projected End Date:

12/31/2019

Benefit Type:

N/A

Completed Activity Actual End Date:**National Objective:**

N/A

Responsible Organization:

COA, Office of Housing

Overall**Total Projected Budget from All Sources****Jan 1 thru Mar 31, 2021 To Date**

\$0.00 \$1,331,608.00

Total Budget

\$0.00 \$1,331,608.00

Total Obligated

\$0.00 \$1,330,545.29

Total Funds Drawdown

\$0.00 \$1,330,545.29

Program Funds Drawdown

\$0.00 \$1,052,572.87

Program Income Drawdown

\$0.00 \$277,972.42

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$1,242,793.84

COA, Office of Housing

\$0.00 \$1,242,793.84

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

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

Location Description:

Areas of greatest need in the City of Atlanta.

Activity Progress Narrative:

The Department of Grants & Community Development (DGCD) manages the processes and procedures to complete the rehabilitation and disposition of the single-family units on all properties identified in this report, DGCD will also prepare and issue the request for proposal to develop the vacant parcel located at 340 Holly as a small multifamily development in a declining market as stipulated in the City's priorities under NSP 1.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 2008-NSP1-LBA / Land Banking

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

Benefit Type:

Area (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

12/31/2018

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

| Overall | Jan 1 thru Mar 31, 2021 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$367,272.87 |
| Total Budget | \$0.00 | \$367,272.87 |
| Total Obligated | \$0.00 | \$367,272.87 |
| Total Funds Drawdown | \$0.00 | \$367,272.87 |
| Program Funds Drawdown | \$0.00 | \$357,077.68 |
| Program Income Drawdown | \$0.00 | \$10,195.19 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$370,606.39 |
| COA/Fulton County Land Bank Authority | \$0.00 | \$370,606.39 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

To landbank and maintain foreclosed vacant properties for future development.

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

340 Holly Street – The City is in the process of formalizing the plan of action for a Request for Proposal (RFP) to develop the vacant parcel for multi-family purposes. It is anticipated that the RFP will be released in the second quarter of 2021.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 15/30 |



| | This Report Period Total | Cumulative Actual Total / Expected Total |
|---------------------------|-----------------------------|---|
| # of Housing Units | 0 | 15/31 |

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 2008-NSP1-REDV / Redevelopment

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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

COA/Fulton County Land Bank Authority

| Overall | Jan 1 thru Mar 31, 2021 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$469,251.79 |
| Total Budget | \$0.00 | \$469,251.79 |
| Total Obligated | \$0.00 | \$469,251.79 |
| Total Funds Drawdown | \$0.00 | \$469,251.79 |
| Program Funds Drawdown | \$0.00 | \$459,048.21 |
| Program Income Drawdown | \$0.00 | \$10,203.58 |
| Program Income Received | \$0.00 | \$199,435.39 |
| Total Funds Expended | \$0.00 | \$640,321.04 |
| COA/Fulton County Land Bank Authority | \$0.00 | \$640,321.04 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

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

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

1515 Westwood Ave – Rehabilitation work continued on 1515 Westwood during the first quarter of 2021. All rehabilitation work is anticipated to be completed in the second quarter of 2021, as detailed in the timeline provided by the Developer. The property will be sold to an income eligible first-time homebuyer, with an AMI not exceeding 120%. The homebuyer will also be eligible for down payment assistance through NSP in the form of a forgivable loan.



Accomplishments Performance Measures

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-----------------|-----------------------------|---|
| # of Properties | 0 | 3/9 |

| | This Report Period Total | Cumulative Actual Total / Expected Total |
|-------------------------|-----------------------------|---|
| # of Housing Units | 0 | 3/9 |
| # of Singlefamily Units | 0 | 3/9 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 1/0 | 1/0 | 3/9 | 66.67 |
| # Owner | 0 | 0 | 0 | 1/0 | 0/0 | 2/5 | 50.00 |
| # Renter | 0 | 0 | 0 | 0/0 | 1/0 | 1/4 | 100.00 |

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

| Event Type | This Report Period | To Date |
|--|--------------------|---------|
| Monitoring, Audits, and Technical Assistance | 0 | 9 |
| Monitoring Visits | 0 | 9 |
| Audit Visits | 0 | 0 |
| Technical Assistance Visits | 0 | 0 |
| Monitoring/Technical Assistance Visits | 0 | 0 |
| Report/Letter Issued | 0 | 9 |