

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

April 1, 2021 thru June 30, 2021 Performance Report

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 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:

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:

The City of Atlanta's Department of Grants and Community Development (DGCD) has completed approximately 99% of the construction activity at 1515 Westwood. The City of Atlanta also continues to work with the developer in reconciling the final numbers and the sale of the property as well as working with HUD to reconcile the programs financial data in the lead up to the program's closeout.

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

Project Number:

2008-NSP1-ADMN

Projected Start Date:

03/05/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning/Administration

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

COA, Office of Housing

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$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 and Community Development (DGCD) continues to manage all listed properties and seeks to rehabilitate and sell said properties as it progresses towards the closeout of the program. Department actively reconciling financial data in preparation for program closeout and to issue RFP's more effectively for remaining properties in the City's portfolio.



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-ARD / Aquisition/Rehab/Disposition

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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition/Rehab/Disposition

Projected End Date:

12/31/2019

Completed Activity Actual End Date:**Responsible Organization:**

Achor Center

Overall

	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$698,595.20
Total Budget	\$0.00	\$698,595.20
Total Obligated	\$0.00	\$535,077.83
Total Funds Drawdown	\$0.00	\$535,077.83
Program Funds Drawdown	\$0.00	\$442,874.61
Program Income Drawdown	\$0.00	\$92,203.22
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$511,907.21
Achor Center	\$0.00	\$355,319.44
COA/Fulton County Land Bank Authority	\$0.00	\$156,587.77
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

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

Location Description:

Areas of Greatest Need in the City of Atlanta

Activity Progress Narrative:

340 Holly Street – The Department of Grants and Community Development is continuing to reconcile our HUD NSP dollars so that we can submit an RFP with a clear budget amount for the rehabilitation of the property. Our efforts to complete the reconciliation has been thwarted given the time range of the grant and the staff turnover. Once reconciliation is completed the Department of Grants and Community Development will be able to restart the project.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0

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	Apr 1 thru Jun 30, 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 – Construction is almost complete, and we anticipate the remaining activities will be completed within the month of 8/2021. Awaiting final building permits to be issued, and HQS inspection (request made on 7/26/21), which when completed will begin the dispensation process. Predict dispensation during the third quarter of 2021.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



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

