

Grantee: Atlanta, GA

Grant: B-08-MN-13-0001

July 1, 2021 thru September 30, 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 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) NSP-1 has completed construction activities on one of the properties and the second property has been demolished. DGCD is reconciling the final numbers with the developer in preparation for the sale of the property and the final reconciliation process to close out in the fourth quarter 2021.

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



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**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2021**

\$0.00

To Date

\$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

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 has reassigned its NSP duties and responsibilities to different staff following the transition of former Department staff. DGCD will work with HUD to reconcile and closeout NSP-1 & NSP-3.

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

	Jul 1 thru Sep 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
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:

DGCD has reassigned its NSP duties to different staff that are reviewing documents related to this project. The property has been demolished due to a fire that rendered it inhabitable and our compliance team will also be actively engaged as the RFP process is initiated for redevelopment of the property.

Accomplishments Performance Measures

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

	This Report Period			Cumulative Actual Total / Expected			
	Total			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	Jul 1 thru Sep 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
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 completed. DGCD is reconciling the final numbers with the developer while ensuring that the marketing of the property in preparation for the sale of the property and the final reconciliation process to close out in the fourth quarter 2021.

Accomplishments Performance Measures

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



	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

