

Grantee: Prichard Housing Authority

Grant: B-09-LN-AL-0017

July 1, 2010 thru September 30, 2010 Performance Report

How to Get Additional Information:

Contact the NSP2 Program Manager at 303/324-9294 or e-mail to penahelm@aol.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$20,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$20,000,000.00
Program Funds Drawdown	\$76,157.60	\$232,891.00
Obligated CDBG DR Funds	\$76,157.60	\$232,891.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,000,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,000,000.00	\$1,575,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,000,000.00	\$5,000,000.00

Overall Progress Narrative:

During this reporting period, the Housing Authority of the City of Prichard (HACP) attempted to finalize negotiations of a NSP2 Development Agreement with the private developer identified in the NSP2 application, The Mitchell Company. However, HACP and The Mitchell Company were unable to come to agreement on sixteen (16) provisions in the Draft NSP2 Development Agreement. Therefore, on August 11, 2010, the Board of Commissioners of the Housing Authority of the City of Prichard declared an impasse and sent The Mitchell Company a letter *terminating negotiations*.

To expedite the implementation of the NSP2 action plan, the Housing Authority of the City of Prichard, on August 12, 2010, submitted a request to the Birmingham CDP Field Office requesting approval of HACP to serve as the

developer. On August 17, 2010, HACP received a letter from the Director of the CPD Field Office stating that HACP did not meet the threshold criteria in the NOFA. Therefore, on August 25, 2010, a Request For Qualifications (RFQ) for a private NSP2 Development Partner was issued. Based on comments from the Field Office CPD Specialist, the due date of the RFQ was extended and advertised regionally and nationally. The due date for responses is October 15, 2010. To date, forty-three (43) RFQs have been sent to potential respondents. To evaluate the responses, HACP has established a tiered evaluation process and the Executive Director has named a Selection Committee.

On July 8, 2010, the Atlanta Regional Environmental Officer approved the Part 50 Tier 1 Environmental Review for Eligible Uses C & D; on July 12, 2010, the Tier 1 Environmental Review for Eligible Use B was approved. Also during this reporting period, HACP's environmental consultants conducted a Part 50 Environmental Assessment for nineteen (19) owned or controlled properties in the target neighborhood of Snug Harbor. The Part 50 Environmental Assessment documents were sent to HACP on September 30, 2010, and are currently under review before submission to a NSP TA provider.

On July 21, 2010, a NAID application was submitted to the Atlanta Homeownership Center for HACP to participate in the FHA REO First Look program. The application has been approved and the program managers monitor the website for eligible properties. Also, the program managers continue to search for foreclosed eligible properties through RealtyTrac. However, the Field Office has informed HACP that no properties may be purchased until a developer has been selected.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1410, Program Administration	\$75,057.60	\$1,575,000.00	\$231,791.00
1440, Land Bank	\$500.00	\$3,000,000.00	\$500.00
1460, Acquisition and Rehab	\$0.00	\$5,500,000.00	\$0.00
1485, Demolition	\$0.00	\$1,800,000.00	\$0.00
1499, Redevelopment	\$600.00	\$8,125,000.00	\$600.00
9999, Restricted Balance	\$0.00	(\$20,000,000.00)	\$0.00

Activities

Grantee Activity Number: 1410.10
Activity Title: Program Administration

Activity Category:

Administration

Project Number:

1410

Projected Start Date:

02/11/2010

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Housing Authority of the City of Prichard

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,575,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,575,000.00
Program Funds Drawdown	\$75,057.60	\$231,791.00
Obligated CDBG DR Funds	\$75,057.60	\$231,791.00
Expended CDBG DR Funds	\$0.00	\$0.00
Housing Authority of the City of Prichard	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program administration activities include pre-planning work, implementation planning, coordination and oversight, complying with applicable requirements, financial management, reporting including DRGR, evaluation and close-out activities.

Location Description:

Administer program activities in Census Tracts 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 61.03 and 61.05.

Activity Progress Narrative:

During this reporting period, HACP evaluated the responses to the RFP for environmental consulting services, selected the most responsive firm and entered into a contract. Currently, HACP is reviewing the Part 50 Environmental Assessment prepared by the environmental consultants.

As stated in the Overall Progress Narrative, the primary administrative activity this reporting period has been the Request For Qualifications process after the impasse in negotiating a development agreement with The Mitchell Company.

HACP continues to participate in Webinars, as appropriate, and gather information from the NSP Resource Exchange.

On September 14, 2010, HACP submitted a response to the NSP2 Grantee Self Assessment instrument issued by Headquarters.

Three DRGR draw downs were submitted for administrative funds, Grant Activity Number 1410.10.

Accomplishments Performance Measures
No Accomplishments Performance Measures found.

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources

Amount

Grantee Activity Number: 1440.10
Activity Title: Acquisitions

Activity Category:
 Land Banking - Acquisition (NSP Only)

Project Number:
 1440

Projected Start Date:
 09/01/2010

Activity Status:
 Planned

Project Title:
 Land Bank

Projected End Date:
 12/31/2012

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Housing Authority of the City of Prichard

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,500,000.00
Program Funds Drawdown	\$500.00	\$500.00
Obligated CDBG DR Funds	\$500.00	\$500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Housing Authority of the City of Prichard	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase of mortgage or tax foreclosed properties to be held in the land bank for future development.

Location Description:

Foreclosed properties in Census Tracts 40, 41, 42, 43, 45, 46, 47 and 48.

Activity Progress Narrative:

During this reporting period, one conditional option agreement in Snug Harbor was executed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

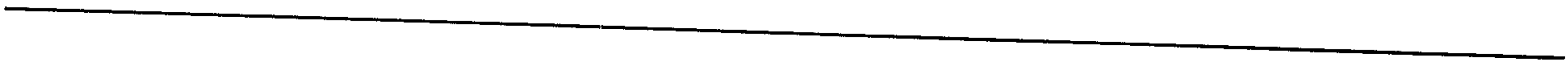
No Other Match Funding Sources Found

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources

Amount



Grantee Activity Number: 1440.20
Activity Title: Maintenance of Land Bank Properties

Activity Category:
 Land Banking - Acquisition (NSP Only)

Activity Status:
 Planned

Project Number:
 1440

Project Title:
 Land Bank

Projected Start Date:
 09/01/2010

Projected End Date:
 02/10/2013

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Housing Authority of the City of Prichard

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Housing Authority of the City of Prichard	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Maintenance of the foreclosed properties held in the land bank pending development.

Location Description:

Properties to be located in Census Tracts 40, 41, 42, 43, 45, 46, 47 and 48.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/300
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/100

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 1499.10
Activity Title: *New Construction in Snug Harbor*

Activity Category:
 Construction of new housing

Project Number:
 1499

Projected Start Date:
 07/01/2010

National Objective:
 NSP Only - LMMI

Activity Status:
 Planned

Project Title:
 Redevelopment

Projected End Date:
 07/01/2012

Completed Activity Actual End Date:

Responsible Organization:
 The Mitchell Company

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,125,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,125,000.00
Program Funds Drawdown	\$600.00	\$600.00
Obligated CDBG DR Funds	\$600.00	\$600.00
Expended CDBG DR Funds	\$0.00	\$0.00
The Mitchell Company	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New construction of 25 energy efficient houses on donated and acquired vacant property for sale to families at or below 120% of AMI.

Location Description:

Houses will be constructed in Snug Harbor, Census Tract 43.

Activity Progress Narrative:

To establish property values in Snug Harbor, three (3) properties were appraised.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.