

Grantee: New Orleans Redevelopment Authority

Grant: B-09-CN-LA-0041

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-09-CN-LA-0041

Obligation Date:**Grantee Name:**

New Orleans Redevelopment Authority

Award Date:

02/11/2010

Grant Amount:

\$29,782,103.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Krista (lois) Colson

Disasters:**Declaration Number**

NSP

Narratives**Executive Summary:**

The New Orleans Consortium is a partnership between 11 experienced non-profits, 1 private developer, 1 green building consultant, the State of Louisiana, and the New Orleans Redevelopment Authority. With the approved Neighborhood Stabilization Award, the New Orleans Consortium is poised to ignite comprehensive redevelopment in neighborhoods struggling to recover from the 2005 storms, the weakened economy and increased construction costs. Despite these challenges and one of the highest vacancy rates in the nation, the City maintains low unemployment rates and a relatively strong demand for new, moderately priced, single-family housing. New Orleans is also uniquely positioned to grow demand due to the massive investments from FEMA and CDBG funded disaster recovery projects and the steadily returning and growing population.

To leverage these investments will require overcoming the extensive blight that lingers in so many of our neighborhoods. In many areas that were over 90% homeowner occupied, only 50% of families have returned. We believe the key to stabilizing our neighborhoods is placing a sufficient investment in consortium owned property, demolishing blighted property, and acquiring abandoned and foreclosed properties in order to convince the property owners who are "sitting on the sidelines" to invest in their own properties and help make quality, energy efficient housing accessible to returning residents. Our experience suggests that for every unit of blighted, abandoned, vacant or foreclosed property we address we can convince 1-2 homeowners on the sidelines to invest in their own property, thus multiplying the effect that the NSP2 funds have.

The information contained herein was either included in the original NSP2 application submitted to HUD or in subsequent approved amendments from HUD. Requested changes that have been approved since award include: the addition of two eligible census tracts (60 and 100), adding the State as a consortium member in order to act as the Responsible Entity for environmental reviews and re-defining a majority of the "consortium members" as "developers". The application, original amendment requests to HUD and subsequent approvals can be found at the NORA website, www.noraworks.org.

Target Geography:

The following census tracts are eligible based on the criteria set forth in the NSP2 NOFA and NORA's amendment request: 60, 70, 71, 100, 103, 80, 84, 85, 34, 35, 33.02, 33.07, 33.08, 17.01, 17.02, 25.02, 7.01, 8, 9.03, 9.04, 17.23, 17.32, and 17.36.

Program Approach:

The Consortium will use NSP funds in conjunction with existing resources and programs to engage in a comprehensive neighborhood development strategy to address the challenges of blight and vacancy throughout the City. The target geography was chosen both due to the pressing foreclosure and vacancy issues these areas are suffering from and for their inclusion, in most cases, in the City's housing opportunity zones and target recovery areas which were created to prioritize public investments.

Thirteen organizations in the consortium have a track record of success in mitigating the effects of the City's blight and housing issues in the targeted geography. Since new construction represents the largest component of the budget, 9 of the partners in the consortium are working primarily on Road Home/LLT properties to build new housing on these scattered vacant lots. Each partner involved specializes in their particular designated neighborhood cluster and has experience with housing development and working with the local community. By focusing on a single cluster, we ensure that our partners remain focused and benefit from their past and current investments in these neighborhoods.

Three partners will focus primarily on rehabilitation of existing structures. These partners are typically working in neighborhoods with less LLT properties thus the most effective impact they can provide is towards blight remediation and rehabilitating existing structures. These partners already have, or will procure capacity to work on historic structures and/or ensure lead abatement is addressed. One member will use their experience in deconstruction and selective salvage to eradicate blight when demolition is the only solution. Deconstruction and selective salvage is arguably more labor intensive, but much more sustainable approach to removing a structure from a neighborhood and reusing the

salvageable parts. Homebuyer training and land banking activities are also included in some of the member's commitments where the housing markets are weaker and available housing needs to be introduced slowly. Lastly, two members are specifically well qualified to meet the requirement for households below 50% AMI but some scattered site homeownership options will also be available to lower income households.

In some cases, members already have an existing waiting list of homebuyers in their respective target area. However, all housing supported by NSP2 will be marketed widely and information about purchasing these homes will be available on the partners' websites as well as the NORA website. In addition, most partners already have existing marketing plans that include various methods of reaching interested homebuyers, not just web based, are a high priority of the consortium.

Consortium Members:

There are 16 Partners in the Consortium:

1. New Orleans Redevelopment Authority (Lead Consortium Member)
2. New Orleans Neighborhood Development Collaborative (Consortium Member)
3. Project Home Again (Consortium Member)
4. Rebuilding Together New Orleans (Consortium Member)
5. State of Louisiana (Consortium Member for ERR reviews and approval)
6. Broadmoor Development Corporation (Development Partner)
7. Gulf Coast Housing Partnership (Development Partner)
8. Jericho Road (Development Partner)
9. Lower 9th Ward Neighborhood Empowerment Network Assoc (Development Partner)
10. Make It Right (Development Partner)
11. Pontchartrain Park Comm. Dev. Corp (Development Partner)
12. Project Homecoming (Development Partner)
13. St. Bernard Project (Development Partner)
14. UNITY of Greater New Orleans (Development Partner)
15. VOB, LLC (for-profit Development Partner)
16. Green Coast Enterprises (for-profit partner providing building standards TA)

How to Get Additional Information:

Additional information about the program and eventual housing available can most readily be found at www.noraworks.org or by calling (504) 658-4400

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$29,782,103.00
Total CDBG Program Funds Budgeted	N/A	\$29,782,103.00
Program Funds Drawdown	\$756,018.39	\$1,093,359.87
Program Funds Obligated	\$412,423.59	\$3,232,944.53
Program Funds Expended	\$843,917.42	\$1,349,019.56
Match Contributed	\$31,806.00	\$31,806.00
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	\$31,806.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,978,210.30	\$547,926.12
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,978,210.30	\$2,978,210.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,445,525.75	\$7,755,000.00

Overall Progress Narrative:

During the quarter ending Dec 31, 2010, NORA and the consortium partners have continued to meet regularly. Given the unique strategies among the partners, communication has begun to take place on a more individual style via personal meetings, email and phone, which allows for more consistent, specialized and individual coordination. The following is an outline of progress highlights in the last quarter;

- The asset tracker for the Consortium went live on December 10th with all partners. Over 500 properties were added to the web-based portal that can be accessed and updated by registered users from all development partners. A training webinar for all partners was conducted and the asset tracker will be a great improvement for keeping track of milestones and compliance requirements, along with keeping documents stored in a central location for both NORA and development partners to access.
- Two new partners were selected to add to the Consortium; Project Homecoming and VOB Development LLC. Both partners were chosen based on a competitive process to replace a member that dropped out of the Consortium in April 2010. If approved by HUD, both partners will be developing new single family homes, primarily on LLT properties, in the Gentilly, Dillard and Oak Park area census tracts as identified in the application and the Action Plan.
- On behalf of the Consortium, NORA requested an amendment from HUD to change the definition of the partners from "consortium member" to "developer". While seemingly minor, this change is needed in part to allow the NSP2 partners to sustain their current operating systems and continue performing development in neighborhoods with less disruption. In addition, this change will allow more accountability since developers can be removed much easier from the program for lack of performance.
- The General Administration Manual for NSP2 was completed by NORA staff. Although additions and updates are added regularly, it is the first place partners look to help navigate the various policies and procedures dictated by NORA and HUD.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration & Program Management	\$250,969.58	\$2,978,210.00	\$547,926.12
02, Eligible Act B	\$0.00	\$4,870,000.00	\$0.00
03, Eligible Act C	\$0.00	\$100,000.00	\$40,384.94
04, Eligible Act D	\$41,366.81	\$2,978,209.00	\$41,366.81
05, Eligible Act E	\$463,682.00	\$18,355,684.00	\$463,682.00
06, Homebuyer Financial Counseling	\$0.00	\$500,000.00	\$0.00
9999, Restricted Balance	\$0.00	(\$29,782,103.00)	\$0.00

Activities

Grantee Activity Number:	01 Building Stdrd
Activity Title:	Building Standards/Performance Eval

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

01

Project Title:

Administration & Program Management

Projected Start Date:

04/01/2010

Projected End Date:

02/14/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Green Coast Enterprises

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$420,000.00
Total CDBG Program Funds Budgeted	N/A	\$420,000.00
Program Funds Drawdown	\$36,741.25	\$89,780.00
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$36,741.25	\$115,560.00
Green Coast Enterprises	\$36,741.25	\$115,560.00
New Orleans Redevelopment Authority	\$0.00	\$0.00
Match Contributed	\$22,806.00	\$22,806.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Building standards and energy efficiency oversight for every property developed in the entire consortium to ensure highest possible standards are reached while still keeping within reasonable costs of building housing in a challenging market. Also includes analysis and proposals of innovative cost saving measures both associated with green building and typical construction techniques. GCE will also be subcontracting for energy raters and any other related needs as necessary. Note: Update as of 03/28/2011, this activity name has changed since the first 3 Quarter Reports in 2010 to reflect the Green Coast work more accurately.

Location Description:

Across all eligible census tracts in Orleans Parish

Activity Progress Narrative:

Green Coast Enterprises (GCE) has a staff of local experts in green building and project management. During the last quarter GCE has continued to help the consortium members and partners fulfill their obligations to certify in both Builders Challenge and Enterprise Green Communities. Their assistance includes design review, energy modeling and regular meetings to discuss energy improvements. Green Coast will also ensure that partners are building to standards defined by NORA related to hazard mitigation. Staff at GCE continued to conduct site visits at each NSP2 property under construction in order to take pictures and document compliance with energy standards and general progress. GCE also began work on a homeowner manual that each developer will utilize to inform their homebuyers about the added features of their home; both how to take full advantage and advice about proper maintenance. Overall GCE has visited over 30 properties multiple times. The success of GCE's assistance has helped leverage other grant funds that are enabling further help from GCE to the consortium partners to secure certification in Enterprise Green Communities.

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

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	01 Program Administration
Activity Title:	Administration, Perf. & Compliance

Activity Category:

Administration

Project Number:

01

Projected Start Date:

01/25/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration & Program Management

Projected End Date:

03/25/2013

Completed Activity Actual End Date:

Responsible Organization:

New Orleans Redevelopment Authority

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,558,210.00
Total CDBG Program Funds Budgeted	N/A	\$2,558,210.00
Program Funds Drawdown	\$214,228.33	\$458,146.12
Program Funds Obligated	\$0.00	\$2,375,698.00
Program Funds Expended	\$302,127.36	\$688,025.81
New Orleans Redevelopment Authority	\$302,127.36	\$688,025.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Staff and contractors needed to implement NSP2. Staff is all locally based to work with Consortium Partners, Developers, contractors and HUD staff to ensure compliance and consistent communication for the entire consortium. Admin staff will provide detailed guidance with respect to policies and procedures that flow through from HUD and other federal agencies. Staff develop systems to coordinate environmental review approvals, Section 3 compliance, green building TA, cost savings and other leveraging opportunities, asset management tools, reporting and file maintenance standard processes, streamline financial process for payments and tracking. Contractors are procured when needed to provide expertise about any of the issues staff may not be able to fulfill on their own.

Location Description:

The program staff are working in New Orleans full-time.

Activity Progress Narrative:

Administration staff oversee the intersection of specific activities with programmatic, financial and compliance objectives. During the last quarter ending 12/31/11, staff conducted a competitive selection process to select two new developers to join the consortium, staff conducted an on-site monitoring visit to all existing consortium partners, continued to provide technical assistance to partners, worked with various contractors to achieve performance and compliance goals on behalf of the Consortium (environmental, demolitions, Sec. 3 TA) and met frequently with each consortium partner individually to flesh out objectives and address delays in development. The consortium met once in Dec as a group. A couple major challenges during the quarter required significant effort from NSP2 staff including working with local government and outside partners to address the large scale computer crash of the City's email system, network drives and mortgage records. Additionally, the on-going delay of soft second funding from a separate program that the NSP2 Consortium is leveraging is not expected to be distributed as expected. For over a month, NORA staff was unable to access a variety of network drives and able to use email only intermittently while the system was being repaired. In addition, two hard drives that deal with mortgage and conveyance records failed and some information was not completely restored, thereby making the attainment of title insurance impossible for anyone seeking to buy property in Orleans Parish and bringing property sales to a

halt across the city. Furthermore, funding that was to be issued to new homebuyers under the soft seconds program that was administered by the Finance Authority of New Orleans was never distributed, which puts the sale of our NSP2 homes at risk due to the possible unavailability of homebuyers in the required affordability range. All of these unforeseen issues drastically affected the Consortium's ability to guarantee schedules and thus affected everything from contracting to estimating reliable development costs to developing a pipeline of available homebuyers. NORA staff sought advice from a respected title company and worked to clarify new policies and procedures to account for challenges such as the above.

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

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 02 NORA

Activity Title: NORA acquisitions

Activity Category:

Acquisition - general

Project Number:

02

Projected Start Date:

09/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Act B

Projected End Date:

02/13/2013

Completed Activity Actual End Date:

Responsible Organization:

New Orleans Redevelopment Authority

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	(\$72,411.47)	\$0.00
Program Funds Expended	\$0.00	\$0.00
New Orleans Redevelopment Authority	\$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:

Acquisition of abandoned or foreclosed residential property, leveraging other funds if necessary. Properties will contribute to partners' development plans for housing to LMMI. The National Objective and performance measures will overlap with other partner's.

Location Description:

Orleans Parish in all NSP2 eligible census tracts.

Activity Progress Narrative:

Activity indicated during Quarter 4 was a correction to an erroneous obligation during Q3. The \$72,411.47 should have been obligated to NORA 03 - landbanking activities and was corrected as such in Q3 but never removed from this category until Q4. This error did not affect the program negatively since obligations are not a standard for performance measurements in NSP2.

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

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 03 NORA
Activity Title: Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

03

Projected Start Date:

01/01/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Act C

Projected End Date:

02/13/2013

Completed Activity Actual End Date:

Responsible Organization:

New Orleans Redevelopment Authority

Overall

Oct 1 thru Dec 31, 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	\$40,384.94
Program Funds Obligated	(\$20,213.75)	\$52,197.72
Program Funds Expended	\$0.00	\$40,384.94
Jericho Road	\$0.00	\$0.00
New Orleans Neighborhood Development Corporation	\$0.00	\$0.00
New Orleans Redevelopment Authority	\$0.00	\$40,384.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Identify foreclosed properties that are feasible for future acquisition and redevelopment as housing or public amenities but that are not marketable as housing in the near future.

Location Description:

All eligible NSP2 census tracts in Orleans Parish.

Activity Progress Narrative:

Originally funds needed for this activity were anticipated to be around \$70,000. The cost of the eligible activities ended up being much less, thus a portion (\$20,000) was removed from obligation in Q4. This change did not negatively affect the program progress. A detailed description of this activity's expenditure is in QPR 3.

Accomplishments Performance Measures

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

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: 04 RTNO - Decon and SS

Activity Title: Deconstruction

Activity Category:

Clearance and Demolition

Project Number:

04

Projected Start Date:

09/01/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Act D

Projected End Date:

02/13/2013

Completed Activity Actual End Date:

Responsible Organization:

Rebuilding Together, PRC

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$600,000.00
Total CDBG Program Funds Budgeted	N/A	\$600,000.00
Program Funds Drawdown	\$41,366.81	\$41,366.81
Program Funds Obligated	\$41,366.81	\$41,366.81
Program Funds Expended	\$41,366.81	\$41,366.81
New Orleans Redevelopment Authority	\$0.00	\$0.00
Rebuilding Together, PRC	\$41,366.81	\$41,366.81
Match Contributed	\$9,000.00	\$9,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Deconstruction - sensitive demolition of structures before traditional demolition takes place. Materials salvaged are then re-used. All materials will be stripped and tested to avoid any potential lead hazards.
Selective Salvage - a less intense phase of deconstruction that includes removing valuable items from a property that is planned for demolition or substantial rehabilitation in order to preserve them, treat them for lead abatement and offer for later use in NSP2 eligible homes. In coordination with LLT contractor, selective salvage will initially focus on the Road Home properties still remaining since after Katrina. RTNO hopes to accomplish selective salvage on at least 120 properties.

Location Description:

Any eligible NSP2 census tracts in Orleans Parish.

Activity Progress Narrative:

Rebuilding Together (RTNO) is the prime partner in the consortium working to clear blighted property through deconstruction and selective salvage. While properties have been going through the Environmental Review process, RTNO has been developing a lead based paint remediation program to ensure that all materials salvaged from the structures are free from lead before they are place back into commerce. When RTNO performs either deconstruction or selective salvage they must coordinate with the partners who own and or will redevelop the property. RTNO must also inspect properties before they perform any clearance to confirm that the property has materials worthy of salvage. In the last quarter, RTNO released an RFP for a lead abatement contractor and inspected dozens of properties to line up for clearance once the ERR's are final. RTNO relies heavily on the AmeriCorps program, from which they have leveraged funds from to help support their NSP2 activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/150

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:	05 - PPCDC - LLT
Activity Title:	PPCDC - new construction

Activity Category:

Construction of new housing

Project Number:

05

Projected Start Date:

08/15/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Act E

Projected End Date:

02/13/2013

Completed Activity Actual End Date:

Responsible Organization:

Pontchartrain Park CDC

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,700,000.00
Program Funds Drawdown	\$18,950.00	\$18,950.00
Program Funds Obligated	\$18,950.00	\$18,950.00
Program Funds Expended	\$18,950.00	\$18,950.00
New Orleans Redevelopment Authority	\$0.00	\$0.00
Pontchartrain Park CDC	\$18,950.00	\$18,950.00
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 at least 42 homes on vacant properties available from the Louisiana Land Trust for sale to households making less than 120% AMI.

Location Description:

Orleans Parish in NSP2 eligible census tracts; 17.01 and 17.02

Activity Progress Narrative:

Pontchartrain Park CDC is spearheading the effort to address challenges posed by some discrepancies of survey and title work on LLT (Road Home) properties. These pre-development expenditures allow for work to ensure that the titles and surveys of properties to be used for NSP2 eligible homes will be clear and transferrable. While not required, for some co-grantees/consortium partners, this is an important component of their redevelopment plans.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/42	0

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:	05 - Unity - LH25
Activity Title:	Unity - multi family (Tulane) new construction

Activity Category:

Construction of new housing

Project Number:

05

Projected Start Date:

10/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Eligible Act E

Projected End Date:

02/13/2013

Completed Activity Actual End Date:

Responsible Organization:

UNITY of Greater New Orleans

Overall	Oct 1 thru Dec 31, 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	\$444,732.00	\$444,732.00
Program Funds Obligated	\$444,732.00	\$444,732.00
Program Funds Expended	\$444,732.00	\$444,732.00
New Orleans Redevelopment Authority	\$0.00	\$0.00
UNITY of Greater New Orleans	\$444,732.00	\$444,732.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Complete redevelopment of 60 units located on Tulane for housing available to households making less than 50% AMI. Property is vacant and abandoned or foreclosed.

Location Description:

Orleans Parish in eligible NSP2 census tract 60

Activity Progress Narrative:

UNITY, through their Developer HRI, completed the partial demolition of the 2222 Tulane Ave building to begin redeveloping the former 100 unit motel into a 60 unit multi-family dwelling for low-moderate income families. New construction is scheduled to commence in January 2011.

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

Amount

No Other Funding Sources Found

Total Other Funding Sources
