

Grantee: New Orleans Redevelopment Authority

Grant: B-09-CN-LA-0041

April 1, 2011 thru June 30, 2011 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:

Original - In Progress

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	\$817,270.71	\$2,473,030.02
Program Funds Obligated	\$2,879,253.24	\$6,373,306.74
Program Funds Expended	\$818,948.13	\$2,611,799.96
Match Contributed	\$0.00	\$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	\$1,165,358.05
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	\$7,830,000.00

Overall Progress Narrative:

During the quarter ending on June 30, 2011, the Consortium met as a group twice. NORA staff continued to meet regularly, as needed, with individual partners.

In May, NORA requested another amendment from HUD to approve 2 more census tracts in the NSP2 plan. This request was granted in June and thus NORA will follow-up with projects in these tracts that were identified during and RFP and that are known to have gaps in financing that are appropriate for NSP2 deadlines and program objectives.

NORA has been working to transition Consortium Agreements to Developer Agreements and updating project schedules with more specific milestones to help hold all parties accountable to strict expenditure deadlines and meet the end goals of the program.

Partners have been grappling with the loss of a soft second program that was originally planned to leverage with the NSP2 but was recently cancelled, to be reprogrammed later. Now developers are left trying to secure funding for homebuyer assistance. Currently, the NSP2 only allows for developer assistance which helps reduce the cost to build but does little to help the purchase price for buyers. Towards the end of the quarter, NORA began researching the possibility of converting some of the NSP2 to homebuyer assistance in order to ease this burden on the developers and thus allow them to focus on building and finding eligible buyers. However, if NSP2 is used for homebuyer assistance in addition to developer assistance, the number of properties that NORA and the Consortium can help with NSP2 will likely be smaller than originally expected.

NORA's primary goal is to stabilize neighborhoods while building housing for families who want to move back to the City and own or rent homes.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration & Program Management	\$323,141.24	\$2,978,210.00	\$1,165,358.05
02, Eligible Act B	\$15,521.83	\$5,725,000.00	\$15,521.83

03, Eligible Act C	\$19,343.28	\$500,000.00	\$59,728.22
04, Eligible Act D	\$10,772.13	\$1,833,893.00	\$68,097.69
05, Eligible Act E	\$448,492.23	\$18,595,000.00	\$1,164,324.23
06, Homebuyer Financial Counseling	\$0.00	\$150,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$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	Apr 1 thru Jun 30, 2011	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	\$31,808.75	\$134,927.50
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$0.00	\$115,560.00
Match Contributed	\$0.00	\$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:

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	Activity Status: Under Way
Project Number: 01	Project Title: Administration & Program Management
Projected Start Date: 01/25/2010	Projected End Date: 03/25/2013
Benefit Type: N/A	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: New Orleans Redevelopment Authority

Overall	Apr 1 thru Jun 30, 2011	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	\$291,332.49	\$1,030,430.55
Program Funds Obligated	\$0.00	\$2,380,511.00
Program Funds Expended	\$325,234.66	\$1,188,983.99
New Orleans Redevelopment Authority	\$325,234.66	\$1,188,983.99
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:

Admin costs continue to fund staff to ensure contract management and compliance. In house legal, project managers and inspectors as well as environmental review staff and architectural reviews.
 NOTE: as was the case last quarter, the Activity #01 Building Stdrd is not allowing the user to access the expenditure reporting page. Given this technical restriction we are reporting the 31,808.75 expenditure from #01 Building Stdrd in this activity to account for this amount in the total expenditures. NORA has been in contact with the reporting system help desk on several occasions and will attempt to fix the error once this reporting period is submitted.

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	Apr 1 thru Jun 30, 2011	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	\$15,521.83	\$15,521.83
Program Funds Obligated	\$15,521.83	\$15,521.83
Program Funds Expended	\$15,521.83	\$15,521.83
New Orleans Redevelopment Authority	\$15,521.83	\$15,521.83
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:

NORA expended funds to purchase a tax delinquent property through the NCST program. The property is in fairly good shape and will likely be used by one of the NSP2 partners to make minor repairs and sell to an eligible homebuyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

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	0/10	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: 02 Unity LH25

Activity Title: Unity multi family (LA Ave)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Eligible Act B

Projected Start Date:

10/14/2010

Projected End Date:

02/13/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

UNITY of Greater New Orleans

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,030,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,030,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
UNITY of Greater New Orleans	\$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:

Redevelopment of an existing, vacant, multi-family building in a high visibility area to provide at least 42 units of housing for households at or below 50% of AMI.

Location Description:

Orleans Parish, census tract 100

Activity Progress Narrative:

NORA and Unity have been working on a strategy that will mitigate risks associated with this development but will still rely on future tax credit allocations. The property is a priority for both parties and the neighborhood as it is a prominent corner of a major corridor and contributes greatly to blight in the area. Unity is currently in pursuit to stabilize the property while A/E and tax credit applications are submitted. Construction is looking more and more likely to start early in 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units & other green	0	0/42

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/42
# of Multifamily Units	0	0/42

Beneficiaries Performance Measures

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

Apr 1 thru Jun 30, 2011

To Date

	Apr 1 thru Jun 30, 2011	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	\$19,343.28	\$59,728.22
Program Funds Obligated	\$19,343.28	\$59,728.22
Program Funds Expended	\$19,343.28	\$59,728.22
Jericho Road	\$0.00	\$0.00
New Orleans Neighborhood Development Corporation	\$19,343.28	\$19,343.28
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:

NONDC acquired one property for land banking. The neighborhood non-profit is working to stabilize the property and will consolidate with other land purchases to determine the most appropriate re-use, possibly more housing if other housing activities begin to pick up.

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 NORA
Activity Title: Demolitions

Activity Category:
 Clearance and Demolition

Project Number:
 04

Projected Start Date:
 06/01/2011

Benefit Type:
 N/A

National Objective:
 NSP Only - LMMI

Activity Status:
 Planned

Project Title:
 Eligible Act D

Projected End Date:
 02/11/2013

Completed Activity Actual End Date:

Responsible Organization:
 New Orleans Redevelopment Authority

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,233,893.00
Total CDBG Program Funds Budgeted	N/A	\$1,233,893.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$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:

demolition of vacant, blighted properties deemed inhabitable and unsuitable for rehabilitation. All properties will have to acquire the necessary permits before demolition.

Location Description:

NSP2 eligible census tracts in Orleans Parish

Activity Progress Narrative:

NORA has a list of several dozen properties in eligible census tracts, mostly all of which have an approved ERR but a demolition contractor is yet to be identified. Once the vendor is under contract NORA will demolish these blighted properties. NORA is also investing time to determine if demolishing slabs left behind by FEMA's demolition program is a feasible option with NSP2.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/140

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

Apr 1 thru Jun 30, 2011

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	\$10,772.13	\$68,097.69
Program Funds Obligated	\$17,893.38	\$68,097.69
Program Funds Expended	\$10,772.13	\$68,097.69
New Orleans Redevelopment Authority	\$0.00	\$0.00
Rebuilding Together, PRC	\$10,772.13	\$68,097.69
Match Contributed	\$0.00	\$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:

RTNO continues to pursue properties in eligible tracts that are destined for traditional demolition but with elements that are worth saving and putting back to use on the open market. The challenge has been getting site access quickly enough before the demolition crew arrives to knock down the house. With more practice the timing has improved and RTNO's work is a worthy cost and effort to the NSP2 objectives.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/150

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 - EP - vacant

Activity Title: EP - rehab/reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

05

Project Title:

Eligible Act E

Projected Start Date:

05/01/2011

Projected End Date:

12/01/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

New Orleans Redevelopment Authority

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$335,000.00
Total CDBG Program Funds Budgeted	N/A	\$335,000.00
Program Funds Drawdown	\$416.00	\$416.00
Program Funds Obligated	\$416.00	\$416.00
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, Rehab and Reconstruction on 2 vacant lots. One lot has a historic structure in need of rehab and the other is a vacant lot. The lots will be joined to allow for a mixed use structure providing 4 rental units to household at or below 120% of AMI

Location Description:

Orleans Parish, census tract 84

Activity Progress Narrative:

This expenditure is accounted for in the administration activity for an abstract fee during review for a property acquisition. This drawdown voucher will be corrected in this current quarter and show in next quarter's report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Units & other green	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

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	0/4	0
# Renter Households	0	0	0	0/0	0/0	0/4	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 - GCHP - LH25
Activity Title: GCHP - new/multi family

Activity Category:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 09/01/2010

Projected End Date:
 02/13/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Gulf Coast Housing Partnership

Overall	Apr 1 thru Jun 30, 2011	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	\$189,876.23	\$189,876.23
Program Funds Obligated	\$1,700,000.00	\$1,700,000.00
Program Funds Expended	\$189,876.23	\$189,876.23
Gulf Coast Housing Partnership	\$189,876.23	\$189,876.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Complete development of 8 vacant properties in Central City to build one mixed use building with ground floor retail, office space and 30 units of senior affordable housing. NSP2 expenditures will only be for the units available to households at or below 50% AMI.

Location Description:

Orleans Parish in NSP2 eligible census tract 80.

Activity Progress Narrative:

GCHP has started construction on a a mixed use project in Central City. The site is cleared and pile driving began.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units ζ other green	0	0/30
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30
# of Multifamily Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/0	0/30	0
# Renter Households	0	0	0	0/30	0/0	0/30	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 - NENA - vacant/LLT
Activity Title: NENA - new construction

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Neighborhood Empowerment Network Association

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Neighborhood Empowerment Network Association	\$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 housing for families making less than 120% AMI on vacant property from the Louisiana Land Trust.

Location Description:

Orleans Parish in NSP2 eligible census tracts 7.01, 8, 9.03 and 9.04

Activity Progress Narrative:

After clearing title issues, NENA just closed on almost 20 LLT properties for use in the NSP2. All lots are vacant (no structures) and once constructed, the single family homes will be part of the Community Land Trust allowing them to stay affordable for much longer period of time. The houses will also be up to NSP2 building standards and therefore extremely energy efficient. Construction on at least a few model homes is expected to begin before the end of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/13
#Units & other green	0	0/27

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/27

of Singlefamily Units

0

0/27

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	0/27	0
# Owner Households	0	0	0	0/0	0/0	0/27	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 - NONDC - vacant/LLT

Activity Title: NONDC new and rehab

Activity Category:

Construction of new housing

Project Number:

05

Projected Start Date:

10/01/2010

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:

New Orleans Neighborhood Development Corporation

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$750,000.00
Total CDBG Program Funds Budgeted	N/A	\$750,000.00
Program Funds Drawdown	\$18,200.00	\$78,200.00
Program Funds Obligated	\$18,200.00	\$78,200.00
Program Funds Expended	\$18,200.00	\$78,200.00
New Orleans Neighborhood Development Corporation	\$18,200.00	\$78,200.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelopment or new construction of single family homes on vacant or demolished properties for households at or below 120% of AMI.

Location Description:

Orleans Parish in NSP2 eligible census tracts 80, 84 and 85.

Activity Progress Narrative:

NONDC started construction on 4 single family homes that will be highly energy efficient including solar arrays and certify in Builders Challenge and Enterprise Green Communities. The end product will be 4 highly energy efficient homes in a historic neighborhood.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/4
#Units & other green	0	0/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Singlefamily Units	0	0/8

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	0/8	0
# Owner Households	0	0	0	0/0	0/0	0/8	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 - PHA - LLT

Activity Title: PHA New Construction

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

05

Project Title:

Eligible Act E

Projected Start Date:

08/15/2010

Projected End Date:

02/13/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Project Home Again

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,275,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,275,000.00
Program Funds Drawdown	\$240,000.00	\$400,000.00
Program Funds Obligated	\$1,115,000.00	\$1,275,000.00
Program Funds Expended	\$240,000.00	\$400,000.00
Project Home Again	\$240,000.00	\$400,000.00
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 housing for households making less than 120% AMI on vacant residential properties.

Location Description:

Orleans Parish in eligible census tracts 25.02, 17.02, 33.02, 33.07, and 33.08.

Activity Progress Narrative:

PHA has 34 properties in Gentilly area "under construction". The homes are being completed in the "design/build" method. All homes are being build to NSP building standards including meeting the Enterprise Green Community Standards and America's Builder's Challenge. The end result will be lower operating costs to the home owner.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/15
#Units & other green	0	0/31

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/31
# of Singlefamily Units	0	0/31

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	0/31	0
# Owner Households	0	0	0	0/0	0/0	0/31	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 - PPCDC - LLT
Activity Title: PPCDC - new construction

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 05

Project Title:
 Eligible Act E

Projected Start Date:
 08/15/2010

Projected End Date:
 02/13/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Pontchartrain Park CDC

Overall	Apr 1 thru Jun 30, 2011	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	\$0.00	\$51,100.00
Program Funds Obligated	\$0.00	\$51,100.00
Program Funds Expended	\$0.00	\$51,100.00
New Orleans Redevelopment Authority	\$0.00	\$0.00
Pontchartrain Park CDC	\$0.00	\$51,100.00
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:

PPCDC reports 8 eligible NSP2 homes that are under construction. The Developer Agreement, which replaces the previous Consortium Agreement is still yet to be finalized so expenditures can not be reimbursed until a current agreement is in place.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units & other green	0	0/42
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/42
# of Singlefamily Units	0	0/42

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
# Owner 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 - TBD for existing partners

Activity Title: EP - new construction/SS

Activity Category:

Construction of new housing

Project Number:

05

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Eligible Act E

Projected End Date:

02/13/2013

Completed Activity Actual End Date:

Responsible Organization:

New Orleans Redevelopment Authority

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,650,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$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:

These funds are available to existing partners who meet their initial performance goals. The performance measure noted currently are drastically low until NORA knows which partners these funds will be allocated to and for what type of subsidy. Some or all of these funds may be needed to fill the gap left by the former FANO soft second program that NORA and partners were relying on at time of NSP2 application. If the funds are used for soft seconds, the number of units will not increase but overlap with units reported on for same partners.

As of 3/1/11, at least 3 partners met the stated performance goals in their initial agreement. Currently, partners are executing new agreements, in accordance with a February 2011 role change, and the new agreements will specify new allocation schedules. These funds will be allocated to specific partners, based on performance no later than April 30, 2011.

Location Description:

Orleans parish in any eligible NSP2 census tract

Activity Progress Narrative:

All TBD categories remain in flux. After a public RFP in Quarter 5, existing partners that met performance goals were identified as well as potential new partners with "shovel ready" projects that meet NSP2 goals. However, having uncovered more evidence that the homebuyer assistance from outside leveraged funding (soft seconds) was most likely not available in time, NORA has had to consider setting aside some of these "TBD" funds for current projects in motion in order that the entire subsidy to one house is split between the developer and the homebuyer. Before committing more developer subsidy to the partners or new partners, NORA will wait to make sure enough is available for projects that are relying on homebuyer subsidy. In hopes of expediting a soft second program, NORA intends to release an RFQ before the end of next week to hire a soft second administrator to collect homebuyer eligibility packets for review and to perform the initial analysis to ensure that subsidies are sized accurately.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units & other green	0	0/10

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	0/10	0
# Owner Households	0	0	0	0/0	0/0	0/10	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: delete

Activity Title: delete

Activity Category:

Clearance and Demolition

Project Number:

04

Projected Start Date:

06/16/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Act D

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Rebuilding Together, PRC

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	(\$7,121.25)	\$0.00
Program Funds Expended	\$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:

Location Description:

Activity Progress Narrative:

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
