

Grantee: Birmingham, AL

Grant: B-11-MN-01-0001

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-11-MN-01-0001

Obligation Date:**Award Date:****Grantee Name:**

Birmingham, AL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$2,576,151.00

Grant Status:

Active

QPR Contact:

Manley Krystle

Estimated PI/RL Funds:

\$215,939.04

Total Budget:

\$2,792,090.04

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

A review of the City's overall situation indicates that for the purposes of this grant application, a large portion of the City exceeds the NSP program requirements for eligibility. The City will work within these areas where feasible but will not reject other areas of foreclosure concentration not shown under the Areas of Greatest Need. The foreclosure data presented was gathered from multiple sources but, due to time constraints, should not be considered all inclusive. Foreclosure data is not static and may change rapidly with market conditions. The areas shown on attachment A have been selected as Priority Areas of Greatest Need for the use of NSP funds within the City. The Priority Areas of Greatest Needs show most, though not all the factors which were included in the analysis. Among factors considered were the Areas with the highest percentage of foreclosures, the areas with the highest percentage of homes financed by subprime mortgage related loans, and the areas identified by the grantee as likely to face a significant rise in the rate of home foreclosures.

Distribution and Use of Funds:

Per Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act, the funds will be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by The City as likely to face a significant rise in the rate of home foreclosures. These areas are included as Attachment A. These areas were chosen because they meet the aforementioned criteria. Under Addressing Local Housing Market Conditions The City has further describes how these criteria will be met.

Activity Number 1**Activity Name**

Purchase and Rehabilitation Program for Sale, Rent or Redevelopment.

Uses

Select all that apply:

Eligible Use A: Financing Mechanisms

Eligible Use B: Acquisition and Rehabilitation

CDBG Activity or Activities

- As part of an activity delivery cost for an eligible activity as defined in 24 CFR 570.206.

- 24 CFR 570.201 (a) acquisition, (b) dispositions, (i) Relocation, and (n)

Direct homeownership assistance (as modified below):

- 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and

other residential properties (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity).

.24 CFR 570.201 (a) Acquisition and (b) Disposition.

National Objective

LMMI - Low, Moderate, Middle Income national objectives

Activity Description

Funds utilized under this activity will be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub prime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.



In Attachment A, we have attached a map setting forth the "Areas of Greatest Need" in the City of Birmingham for the expenditure of CDBG-NSP Funds. Criteria fo

Summary of Distribution and Uses of NSP Funds:

clusion in this identified "target" area are that based on our analysis of HUD data, our "Areas of Greatest Need" are those Neighborhoods in which the Neighborhood NSP3 score is 15 or higher. The expected benefit to income qualified persons will be to provide or improve permanent residential structures for low, moderate and middle income persons, as defined in the NSP Notice---i.e., < 120% of area median income. This activity will be used to meet statutory requirement that at least 25% of funds must be used for housing individuals and families whose income do not exceed 50% of area median income. Units purchased, rehabilitated or redeveloped under this Program may be gifted at no cost to qualified 501(c) (3) organizations that demonstrate the ability to maintain and manage the units over time or to other eligible program participants. The expected benefit to income-qualified persons will be as follows:

Income Group	Projected # Beneficiaries
0-50%	7
51-80% and 81-120%	18

For housing related activities, include:

- Tenure of beneficiaries--rental or homeownership;

Tenure of beneficiaries under this activity may be rental or homeownership. It is anticipated that those toward the lower end of the income spectrum will be rental and those toward the higher end will be homeownership. Each NSP assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan. Homebuyers must obtain a mortgage loan from a lender who agrees to comply with the bank regulator's guidance for non-traditional mortgages (see, Statement on Sub prime Mortgage Lending issued by the Office of the Comptroller of the Currency, Board of Governors of the Federal Deposit Insurance Corporation, Department of the Treasury, and National Credit Union Administration, available at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>).

Duration or term of assistance;

The minimum term of assistance for rental projects will be 5, 10, 15 or 20 years as described in the table below: 24 CFR 92.252 Qualification as Affordable Housing:

Summary of Distribution and Uses of NSP Funds:

al Housing. The minimum term of term of assistance for homeownership will be 5, 10 or 15 years as described in the table below: 24 CFR 92.254 Qualifications as Affordable Housing: Homeownership.

Description of how the design of the activity will ensure continued affordability;

The City has adopted the HOME Program affordability standards found at 24 CFR 92.252 (a), (c), (e), and (f), and 24 CFR 92.254 to meet the continued affordability standards of the Neighborhood Stabilization Program. Utilizing these standards, the City will ensure that all NSP assisted housing remains affordable to individuals or families whose incomes do not exceed 120 percent of area median income or, for units originally assisted with funds under the requirements of section 2301 (f) (3) (A) (ii), remain affordable to individuals and families whose incomes do not exceed 50 percent of area median income.

Enforcement Mechanisms

HOME rules require that assisted properties remain affordable for a specific period of time (5, 10, 15 or 20 years), depending on the activity and the level of funds invested. Participating Jurisdictions are required to place certain restrictions on assisted properties in order to preserve affordable housing in their communities. Restrictions involving the period of affordability will be incorporated in a deed restriction and/or mortgage documents or other appropriate and binding documents (Note: covenants on land may be used in lieu of deed restrictions).

Qualification as Affordable Housing: Rental Housing

Continued Affordability

(a) 24 CFR 92.252 (a) Rent limitation. HUD provides the following maximum HOME rent limits. The maximum HOME rents (High HOME Rents) are the lesser of:

- (1) The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR § 888.111; or
- (2) A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.

(b) 24 CFR 92.252 (c) Initial rent schedule and utility allowances. The participating jurisdiction shall establish maximum monthly allowances for utilities and services (excluding telephone). The participating jurisdiction shall review and approve rents proposed by the owner for units subject to the maximum rent limitations in paragraphs (a) or (b) of this section. For all units subject to the maximum rent limitations in paragraphs (a) or (b) of this section for which the tenant is paying utilities and services, the participating jurisdiction shall ensure that the rents do not exceed the maximum rent minus the monthly allowances for utilities and services.



(c) 24 CFR 92.252 (e) Periods of Affordability. The NSP-assisted units must

Summary of Distribution and Uses of NSP Funds:

must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. They shall be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former has or had family or business ties, obtains an ownership interest in the project or property.

Rental housing activity	Minimum period of affordability in years
Rehabilitation or acquisition of existing housing per unit amount of NSP funds: Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15
New construction or acquisition of newly constructed housing	20

Summary of Distribution and Uses of NSP Funds:

20

(d) 24 CFR 92.252 (f) Subsequent rents during the affordability period.

(1) The maximum HOME rent limits are recalculated on a periodic basis after HUD determines fair market rents and median incomes. HUD then provides the new maximum HOME rent limits to participating jurisdictions. Regardless of changes in fair market rents and in median income over time, the HOME rents for a project are not required to be lower than the HOME rent limits for the project in effect at the time of project commitment.

(2) The participating jurisdiction must provide project owners with information on updated HOME rent limits so that rents may be adjusted (not to exceed the maximum HOME rent limits in paragraph (d) (1) of this section) in accordance with the written agreement between the participating jurisdiction and the owner. Owners must annually provide the participating jurisdiction with information on rents and occupancy of NSP-assisted units to demonstrate compliance with this section.

(3) Any increase in rents for NSP-assisted units is subject to the provisions of outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.

92.254 Qualification as Affordable Housing: Homeownership

Acquisition with or without rehabilitation. Housing that is for acquisition by a family must meet the affordability requirements referenced in this of this section.

1. The housing must be single-family housing.

2. The housing must be modest housing as follows:

The City will use the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (12 U.S.C. 1709(b)) (which may be obtained from the HUD Field Office) for projects/properties assisted with NSP funds.

3. The housing must be acquired by a homebuyer whose family qualifies as a low, moderate, and middle income, (LMMI) family and the housing must be the principal residence of the family throughout the period described in paragraph (4) of this section.

4. Periods of affordability. The NSP-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of NSP funds and the affordability period that they trigger are described more fully below.

Homeownership assistance
 NSP amount per-unit



Summary of Distribution and Uses of NSP Funds:

nbsp;	Minimum period of	affordability in years
Under \$15,000		5
\$15,000 to \$40,000		10
Over \$40,000		15

5. Continued Affordability

The Recapture Requirements [92.254(a) (5)]

The City will use the Recapture option for NSP funding. Recapture provisions must ensure that the participating jurisdiction recoups all or a portion of the NSP assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability.

Under the "recapture" option, the recipient repays some or all of the NSP subsidy to the Participating Jurisdiction and is able to sell his/her home to any buyer at whatever price the market will bear. The City will require full repayment of outstanding NSP funds at the time of resale or, if the net proceeds are less than the full amount of the NSP subsidy, recapture of the net proceeds. The net proceeds of a sale are the sales price minus any non-NSP loan repayments and closing costs. The City may at its option reduce the NSP investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period. In those cases where the real estate does not appreciate sufficiently to allow a full recapture, The City will reduce the repayment of the NSP subsidy to allow the original purchaser to resell the unit without incurring a loss. The period of affordability

Summary of Distribution and Uses of NSP Funds:

y is based upon the total amount of NSP funds subject to recapture described in paragraph (4) of this section.

6. Lease Purchase. NSP funds may be used to assist homebuyers through lease-purchase programs for existing housing and for housing to be constructed. The housing must be purchased by a homebuyer within 36 months of signing the lease-purchase agreement. The homebuyer must qualify as a low-income family at the time the lease-purchase agreement is signed. If NSP funds are used to acquire housing that will be resold to a homebuyer through a lease-purchase program, the NSP affordability requirements for rental housing in § 92.252 shall apply if the housing is not transferred to a homebuyer within forty-two months after project completion. Lease purchase agreements shall be for a period of one year and renew annually. A portion of the monthly lease payment may be set aside to help the homebuyer accumulate funds for a down-payment and/or closing costs. Approvals of homebuyers for lease purchase are on a case-by-case basis and are at the sole discretion of the City.

7. Contract to purchase. If NSP funds are used to assist a homebuyer who has entered into a contract to purchase housing to be constructed, the homebuyer must qualify as a LMMI family at the time the contract is signed.

8. Preserving affordability.

If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure pursuant to 24 CFR part 92, the City will revive the HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of this notice.

(i) Notwithstanding § 92.214 (a) (6), to preserve the affordability of housing that was previously assisted with NSP funds and subject to the requirements of § 92.254(a), a participating jurisdiction may use additional NSP funds to acquire the housing through a purchase option, right of first refusal, or other preemptive right before foreclosure, or to acquire the housing at the foreclosure sale, to undertake any necessary rehabilitation, and to provide assistance to another homebuyer. The housing must be sold to a new eligible homebuyer in accordance with the requirements of § 92.254(a). Additional NSP funds may not be used if the mortgage in default was funded with NSP funds.

(ii) The total amount of original and additional NSP assistance may not exceed the maximum per-unit subsidy amount established under § 92.250.

Acquisition activities will include, where applicable:

- discount rate

Summary of Distribution and Uses of NSP Funds:

nbsp;

A discount rate of 5% for individual purchases will be applied and 15% for purchases in aggregate. Aggregate purchases for NSP are defined as all properties that an NSP grantee purchases with its entire NSP grant. Arranging to purchase multiple properties in bulk may not have much effect on meeting the individual and aggregate purchase discount requirements. The individual discount requirement still applies to each individual house and an appraisal is required for each house.

• Voluntary Termination of Right of Redemption

The City does, however, intend on offering modest compensation to foreclosed property owners in return for their forfeiture of their right of redemption under Alabama State law. This will have the effect of expediting the acquisition of foreclosed homes.

For financing activities, include:

- range of interest rates



described in Attachment A, and we will place emphasis on identifying projects in these identified Neighborhoods. Our goal will be to expend all NSP dollars within these identified areas. Within these identified areas, we will seek to identify clusters of opportunity in which a targeted investment of NSP funds in a grouping of foreclosed, abandoned or blighted properties can become the catalyst for reversal of neighborhood decline. We would hope to identify as many as 3-5 such clusters within our Areas of Greatest Need. The City will work within these areas where feasible but will not reject other areas of foreclosure concentration not shown under the Priority Areas of Greatest Need. Foreclosure data is not static and may change rapidly with market conditions.

Budget

Source of Funding

Dollar Amount

NSP3

\$2,318,536.00

Anticipated NSP3 Program Income

\$ 100,000.00

Total Budget for Activity

\$2,418,536.00

Performance Measures

Income Group Projected

Beneficiaries

0-50%

7

51-80% and 81-120%

&nbs

Summary of Distribution and Uses of NSP Funds:

p: 18

Projected Start Date

3/1/2011

Projected End Date

2/28/2014

Responsible Organization

Name

City Of Birmingham

Location

Community Development Department

710 20th Street North

Room 1000 City Hall

Birmingham, Al 35203

Administrator Contact Info

James F. Fenstermaker

205-254-2483

jim.fenstermaker@birminghamal.gov

The City may, at its discretion, determine to utilize a non-profit or for-profit developer(s) or sub-recipient(s) for all or a portion of the activities proposed. Entities chosen for this purpose will be selected through competitive proposals with an emphasis on experience and capacity in order to facilitate the highest and best use of the funds within the allocated time frame.

Activity Number 2

Activity Name

Administrative

Use

Select all that apply:

Eligible Use A: Financing Mechanisms

Eligible Use B: Acquisition and Rehabilitation

CDBG Activity or Activities

As part of an activity delivery cost for an eligible activity as defined in 24

CFR 570.206

National Objective

N/A

Activity Description

Administration of the NSP Program.

Location Description

City of Birmingham, Alabama

Department of Community Development

710 North 20th Street

10th Floor City Hall

Birmingham, Alabama 35203

Budget

Source of Funding

Dollar Amount

NSP3

\$257,615.00

Total Budget for Activity

\$257,615.00



Ensuring Continued Affordability:

t. The homebuyer must qualify as a low-income family at the time the lease-purchase agreement is signed. If NSP funds are used to acquire housing that will be resold to a homebuyer through a lease-purchase program, the NSP affordability requirements for rental housing in § 92.252 shall apply if the housing is not transferred to a homebuyer within forty-two months after project completion. Lease purchase agreements shall be for a period of one year and renew annually. A portion of the monthly lease payment may be set aside to help the homebuyer accumulate funds for a down-payment and/or closing costs. Approvals of homebuyers for lease purchase are on a case-by-case basis and are at the sole discretion of the City.

7. Contract to purchase.

If NSP funds are used to assist a homebuyer who has entered into a contract to purchase housing to be constructed, the homebuyer must qualify as a LMFI family at the time the contract is signed.

8. Preserving affordability.

If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure pursuant to 24 CFR part 92, the City will revive the HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of this notice.

(i) Notwithstanding § 92.214 (a) (6), to preserve the affordability of housing that was previously assisted with NSP funds and subject to the requirements of § 92.254(a), a participating jurisdiction may use additional NSP funds to acquire the housing through a purchase option, right of first refusal, or other preemptive right before foreclosure, or to acquire the housing at the foreclosure sale, to undertake any necessary rehabilitation, and to provide assistance to another homebuyer. The housing must be sold to a new eligible homebuyer in accordance with the requirements of § 92.254(a). Additional NSP funds may not be used if the mortgage in default was funded with NSP funds.

(ii) The total amount of original and additional NSP assistance may not exceed the maximum per-unit subsidy amount established under § 92.250.

In addition to the above standards each NSP-assisted homebuyer will be required to receive and complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a loan.

Definition of Blighted Structure:

Term

Definition

Blighted Structure

Standards for blight in the State of Alabama and the City of Birmingham are found in two places:

1) Chapter 2, Title 24, Code of Alabama, 1975. In Section 24-2-2-c

“blighted property” is defined to include: “property that contains any of the following factors: …structures, buildings or improvements which, because of dilapidation, deterioration or unsanitary or unsafe conditions… are unfit for human habitation… structures from which utilities, plumbing, heating, sewerage or other facilities have been destroyed, removed or rendered ineffective…the presence of…overgrown…noxious weeds…trash and debris, a haven for mosquitoes, rodents or other vermin…

2) Code of the City of Birmingham – Housing Ordinance – Section 7. In

Section 7-1-172, the following standard for blight is set forth: Any dwelling or dwelling unit or place of employment which shall be found to have any of the following defects shall be condemned as unfit for human habitation or as a place of employment and shall be so designated and placarded by the director of buildings and inspections: (1) One which is so damaged, decayed, dilapidated, unsanitary, and unsafe or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.

(2) One which lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.

(3) One which because of its general condition or location is unsanitary, or otherwise dangerous, to the health or safety of the occupants or of the public.

Definition of Affordable Rents:

Affordable Rents

HOME program rents will be used by the City for projects funded by NSP. These are updated annually by the U.S. Department of Housing and Urban Development. HOME Program rent limits are available at www.hud.gov

Housing Rehabilitation/New Construction Standards:

HUD is requiring that all gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy). Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. Where relevant the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).



Vicinity Hiring:

Vicinity Hiring

The NSP3 Vicinity is defined by the Area of Greatest Need Map. Vicinity Hiring will occur to the best extent feasible. Vicinity hiring is defined as the hiring of those in the vicinity that NSP3 money is spent or contracting with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

The following Vicinity Hiring Clause will be inserted into contracts that are covered by Vicinity Hiring

The work to be performed under this contract is subject to the requirements of Vicinity Hiring as defined by the Dodd-Frank Act referenced in FR 75 64322-64348. The purpose of Vicinity Hiring is to ensure that employment assisted by NSP3 funds shall, to the greatest extent feasible, be directed to those residing in the area where NSP3 funds are expended, specifically the "Areas of Greatest Need"

Procedures for Preferences for Affordable Rental Dev.:

Rental Preference

When possible the City will give preference for the development of affordable rental housing, but due to limited funds this may not be feasible. If at all possible a preference in regard to rental housing will be to those with disabilities and other special needs housing.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First)

Fenstermaker, Jim F

Email Address

jim.fenstermaker@birminghamal.gov

Phone Number

205-254-2483

Mailing Address

710 North 20th Street

10th Floor City Hall

Birmingham, Al 35203

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$2,792,090.04

Total Budget

\$215,939.04

\$2,792,090.04

Total Obligated

\$215,939.04

\$2,792,090.04

Total Funds Drawdown

\$221,396.38

\$1,903,344.95

Program Funds Drawdown

\$221,396.38

\$1,687,405.91

Program Income Drawdown

\$0.00

\$215,939.04

Program Income Received

\$0.00

\$215,939.04

Total Funds Expended

\$375,353.00

\$2,057,302.26

Match Contributed

\$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	\$386,422.65	\$0.00
Limit on Admin/Planning	\$257,615.10	\$117,822.21
Limit on State Admin	\$0.00	\$117,822.21

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$257,615.10	\$257,615.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$644,037.75	\$698,022.51

Overall Progress Narrative:

As of 12-31-13 we have acquired 16 properties. Three properties have been completed and sold. Additionally there are three properties currently under contract and contracts are being negotiated on two other properties.

Eleven properties are in the process of being reconstructed. Six of those properties are now completed, three properties are in the 2nd stage of construction, and the remaining 2 properties are in the first stage of construction.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Administrative Cost	\$28,514.21	\$257,615.00	\$97,245.64
0002, Purchase and Rehabilitation	\$192,882.17	\$2,534,475.04	\$1,590,160.27



Activities

Project # / Title: 0001 / Administrative Cost

Grantee Activity Number: Administration - 001

Activity Title:

Activity Category:

Administration

Project Number:

0001

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administrative Cost

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Birmingham - Community Development

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

N/A

To Date

\$257,615.00

Total Budget

\$0.00

\$257,615.00

Total Obligated

\$0.00

\$257,615.00

Total Funds Drawdown

\$28,514.21

\$117,822.21

Program Funds Drawdown

\$28,514.21

\$97,245.64

Program Income Drawdown

\$0.00

\$20,576.57

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$28,513.52

\$117,822.21

 City of Birmingham - Community Development

\$28,513.52

\$117,822.21

Match Contributed

\$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

Project # / Title: 0002 / Purchase and Rehabilitation

Grantee Activity Number: Acquisition/Reconstruction

Activity Title: Acquisition/Reconstruction

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Birmingham - Community Development

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

To Date

N/A

\$1,836,452.53

Total Budget

\$161,954.28

\$1,836,452.53

Total Obligated

\$161,954.28

\$1,836,452.53

Total Funds Drawdown

\$137,636.30

\$1,521,073.69

Program Funds Drawdown

\$137,636.30

\$1,335,705.39



Program Income Drawdown	\$0.00	\$185,368.30
Program Income Received	\$0.00	\$215,939.04
Total Funds Expended	\$137,636.30	\$1,730,276.87
City of Birmingham - Community Development	\$137,636.30	\$1,730,276.87
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/18
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	3/18

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	3/18	0.00
# Owner Households	0	0	0	0/0	0/0	3/18	0.00

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: Acquisition/Reconstruction - LH 25

Activity Title: Acquisition/Reconstruction - LH 25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Birmingham - Community Development

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$698,022.51
Total Budget	\$53,984.76	\$698,022.51
Total Obligated	\$53,984.76	\$698,022.51
Total Funds Drawdown	\$55,245.87	\$264,449.05
Program Funds Drawdown	\$55,245.87	\$254,454.88
Program Income Drawdown	\$0.00	\$9,994.17
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$209,203.18	\$209,203.18
City of Birmingham - Community Development	\$209,203.18	\$209,203.18
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

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	0/7	0
# Owner Households	0	0	0	0/0	0/0	0/7	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	

