

Grantee: New Orleans Redevelopment Authority

Grant: B-09-CN-LA-0041

July 1, 2015 thru September 30, 2015 Performance Report



Grant Number:

B-09-CN-LA-0041

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

New Orleans Redevelopment Authority

Contract End Date:**Review by HUD:**

Original - In Progress

Grant Award Amount:

\$29,781,617.60

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$29,781,617.60

Estimated PI/RL Funds:

\$5,992,982.96

Total Budget:

\$35,774,600.56

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The New Orleans Consortium is a partnership between 12 experienced non-profits, 4 private developers, 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(s): 60, 70, 71.01 (formerly 71), 100, 103, 84, 85, 94, 34, 35, 33.02, 33.07, 33.08, 17.01, 17.02, 25.02, 7.01, 8, 9.03, 9.04, 17.23, 17.36, 17.47 (formerly 17.32) and 17.48 (formerly 17.32), 140, (formerly 68 and 80), and 145 (formerly 71)

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/Reconstruction represents the largest component of the budget, 9 of the partners in the consortium are working primarily on Road Home/LLT properties to redevelop the 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.

Four partners are including rehabilitation of existing structures as part of their scope. These partners are typically working in



neighborhoods with less Road Home/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 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 partner's commitments where the housing markets are weaker and available housing needs to be introduced slowly. Lastly, three developers are particularly well qualified to meet HUD's requirement to develop for households with incomes below 50% of Area Median Income (AMI) with their capacity to leverage Low Income Housing Tax Credits (LIHTC) for affordable rentals. Rental rate limits are first evaluated against the HOME program limits for Low (equal to or below 50% of AMI) and FMR (between 51% and 120% of AMI). The rental rates can fluctuate depending on other sources in the project such as project based vouchers and LIHTC's. In some cases, partners 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 when possible. Moreover, existing marketing plans include various methods of reaching interested homebuyers including grassroots partnerships with housing counselors, lenders and non-profit neighborhood associations.

Consortium Members:

There are 19 Partners in the Consortium: Consortium Members and Development Partners were approved in the original NSP2 Grant application and award. Those indicated as developers were selected to participate in NSP2 after award through NORA's developer selection process.

1. New Orleans Redevelopment Authority (Lead Consortium Member)
2. Harmony Neighborhood Development (formerly; 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 (Developer)
13. St. Bernard Project (Development Partner)
14. UNITY of Greater New Orleans (Development Partner)
15. VOB, LLC (Developer)
16. Redmellon (Developer)
17. New Community Partners (Developer)
18. Green Coast Enterprises (for-profit partner providing building standards technical assistance)

How to Get Additional Information:

Additional information about the program and available NSP2 homes can be found at www.noraworks.org or by calling (504) 658-4400 and asking to speak with an NSP2 representative.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$35,774,721.13
Total Budget	\$33,598.42	\$35,774,721.13
Total Obligated	\$223,654.39	\$35,772,411.97
Total Funds Drawdown	\$1,007,837.09	\$35,742,003.31
Program Funds Drawdown	\$1,001,579.09	\$29,764,167.60
Program Income Drawdown	\$6,258.00	\$5,977,835.71
Program Income Received	\$3,000.00	\$5,995,982.96
Total Funds Expended	\$1,025,287.09	\$35,759,987.17
Match Contributed	\$0.00	\$31,806.00



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	\$2,978,161.76	\$3,903,176.03
Limit on State Admin	\$0.00	\$3,903,176.03

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,978,161.76	\$3,904,885.05

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,445,404.40	\$9,464,891.52

Overall Progress Narrative:

The New Orleans NSP2 consortium status to date:

- 463 total units will be constructed and sold or rented at close-out
- 193 units have been sold to date
- 243 units have been leased to date
- 26 units are currently for sale or rent
- 1 unit is under construction
- 26% of the NSP2 expenditures have been spent on housing for low income households

The last day of the 3rd quarter was also the deadline for NSP2 grantees to expend all awarded funds from the Treasury's line of credit account (LOC). For any grantees that generated significant amounts of program income, the LOC was not being drawn from regularly due to the First-In, First-Out rule for program income. The New Orleans consortium would have had trouble expending all of our PI and the LOCs account in time thus in Quarter 2, NORA took advantage of HUD's offer to create and utilize a Program Income account to "park" PI while we use the funds in the LOC. Due to this allowance, NORA and the consortium met the deadline and expended 100% of the grant funds in the treasury 6 days prior to the deadline. However, HUD notified staff at NORA 3 days before the deadline that additional funds in the amount of 485.40 had been credited to HUD in 2011 and were waiting to be revised for actual expenditures. Staff revised the vouchers in accordance with HUD's directions exactly 1 day before the deadline. As later explained by HUD staff in Washington DC, the funds were ultimately "swept" from the account early so the Consortium did not utilize these funds afterall. Due to the small amount and that the grantee was not aware of these funds existing, this early sweep of funds did not significantly effect our budget. However, NORA is on record that the funds could have been expended on time and on eligible expenses had the funds not been swept early.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration & Program Management	\$47,443.62	\$3,509,704.80	\$2,439,814.07
02, Eligible Act B	\$0.00	\$2,936,018.00	\$2,226,761.45
03, Eligible Act C	\$0.00	\$677,230.00	\$628,587.03
04, Eligible Act D	\$0.00	\$447,061.16	\$336,645.68
05, Eligible Act E	\$923,420.85	\$26,823,439.22	\$23,404,550.98
06, Activity Delivery - Misc	\$30,714.62	\$1,381,268.40	\$727,808.39
07 - Prog Inc, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	(\$485.40)	\$0.00



Activities

Project # / Title: 01 / Administration & Program Management

Grantee Activity Number: 01 - Program Administration

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

01

Project Title:

Administration & Program Management

Projected Start Date:

01/25/2010

Projected End Date:

03/01/2017

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

New Orleans Redevelopment Authority

Overall

Jul 1 thru Sep 30, 2015

To Date

Total Projected Budget from All Sources

N/A

\$3,509,704.80

Total Budget

(\$62,892.20)

\$3,509,704.80

Total Obligated

(\$39,642.20)

\$3,509,704.80

Total Funds Drawdown

\$49,055.09

\$3,507,995.78

Program Funds Drawdown

\$47,443.62

\$2,439,814.07

Program Income Drawdown

\$1,611.47

\$1,068,181.71

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$49,055.09

\$3,507,997.81

New Orleans Redevelopment Authority

\$49,055.09

\$3,507,997.81

Match Contributed

\$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 as needed to provide capacity where lacking at NORA.

Location Description:

Administrative staff and services are working primarily out of New Orleans.

Activity Progress Narrative:



Expenditures for operations and staff related to general oversight, monitoring and administration of the grant. Includes, costs associated with the asset tracker/database,

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: 05 / Eligible Act E

Grantee Activity Number:	05 - JRD - NC
Activity Title:	JRD - new

Activity Category:
Construction of new housing

Project Number:
05

Projected Start Date:
08/01/2011

Benefit Type:
Direct Benefit (Households)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Eligible Act E

Projected End Date:
03/01/2016

Completed Activity Actual End Date:

Responsible Organization:
Jericho Road

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$458,550.00
Total Budget	(\$20,000.00)	\$458,550.00



Total Obligated	\$60,000.00	\$458,550.00
Total Funds Drawdown	\$60,000.00	\$458,550.00
Program Funds Drawdown	\$60,000.00	\$368,417.50
Program Income Drawdown	\$0.00	\$90,132.50
Program Income Received	\$0.00	\$60,000.00
Total Funds Expended	\$60,000.00	\$458,550.00
Jericho Road	\$60,000.00	\$458,550.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New construction of single family homes for households with incomes up to 120% AMI. A 6th and final home was added to their NSP2 activity in May 2015.

Location Description:

Orleans Parish Central City specifically census tracts 80, 84 or 85.

Activity Progress Narrative:

Jericho was granted sixty thousand more from Program Income in order to construct another home beyond their original obligation. Jericho has not completed construction as of the end of the quarter but plans to complete by the end of 2015. By program end, Jericho will have constructed 6 homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units & other green	0	5/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/6
# of Singlefamily Units	0	5/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	4/0	5/6	100.00
# Owner Households	0	0	0	1/0	4/0	5/6	100.00

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: 05 - MIR - LH25

Activity Title: MIR - new

Activity Category:

Construction of new housing

Project Number:

05

Projected Start Date:

09/01/2010

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:

12/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Make It Right

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,025,000.00
Total Budget	(\$3,000.00)	\$1,025,000.00
Total Obligated	(\$3,000.00)	\$1,025,000.00
Total Funds Drawdown	\$0.00	\$1,025,000.00
Program Funds Drawdown	\$0.00	\$975,000.00
Program Income Drawdown	\$0.00	\$50,000.00
Program Income Received	\$0.00	\$65,000.00
Total Funds Expended	\$0.00	\$1,025,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New construction of housing on residential vacant property for households with incomes at or below 50% AMI.

Location Description:

Orleans Parish in the Lower 9th ward. Specifically in census tracts 7.01.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	11/8
#Units w/ other green	0	11/11
# ELI Households (0-30% AMI)	0	2/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Singlefamily Units	0	11/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	12/11	0/0	12/11	100.00
# Owner Households	0	0	0	12/11	0/0	12/11	100.00

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: 05 - MIR - NC

Activity Title: MIR - new

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:

01/01/2017

Completed Activity Actual End Date:

Responsible Organization:

Make It Right

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,782,408.79
Total Budget	\$155,952.22	\$2,782,408.79
Total Obligated	\$241,438.19	\$2,782,408.19
Total Funds Drawdown	\$250,938.00	\$2,782,408.19
Program Funds Drawdown	\$250,938.00	\$2,574,568.88
Program Income Drawdown	\$0.00	\$207,839.31
Program Income Received	\$0.00	\$570,508.70
Total Funds Expended	\$250,938.00	\$2,782,408.79
Make It Right	\$250,938.00	\$2,782,408.79
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of new housing on residential properties available from Road Home, NORA or private market. All homes will be available to buyers with household incomes at or below 120% of AMI.

Location Description:

Orleans Parish in the Lower 9th ward. Specifically in census tracts 7.01.

Activity Progress Narrative:

Make It Right was awarded additional NSP2 funds from Program Income as a loan in order to finish construction of 2 homes in the Lower Ninth Ward. The homes were completed by the end of the 3rd quarter and are actively being marketed. MIR has completed construction of 44 homes and has 3 left to sell.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	1	30/33
#Units ζ other green	1	30/33



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	30/33
# of Singlefamily Units	1	30/33

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	0/0	29/0	29/33	100.00
# Owner Households	0	1	1	0/0	29/0	29/33	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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 - NC

Activity Title: PHA - New Con 1

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:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Project Home Again

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,771,676.00
Total Budget	\$0.00	\$2,771,676.00
Total Obligated	\$0.00	\$2,771,676.00
Total Funds Drawdown	\$0.00	\$2,771,676.00
Program Funds Drawdown	\$0.00	\$2,763,000.00
Program Income Drawdown	\$0.00	\$8,676.00
Program Income Received	\$3,000.00	\$395,271.04
Total Funds Expended	\$0.00	\$2,771,676.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Reconstruction of residential homes on vacant properties for households making less than 120% of area median income.

Location Description:

Various sites scattered throughout the Gentilly neighborhood specifically Oak Park and Milneburg.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	12/15
#Units & other green	0	51/51



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	51/51
# of Singlefamily Units	0	51/51

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	51/0	51/51	100.00
# Owner Households	0	0	0	0/0	51/0	51/51	100.00

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:	05 - PPCDC - NC
Activity Title:	PPCDC - New Con 1

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:

06/01/2016

Completed Activity Actual End Date:

Responsible Organization:

Pontchartrain Park CDC

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$910,495.00
Total Budget	(\$350.00)	\$910,495.00
Total Obligated	(\$350.00)	\$910,495.00
Total Funds Drawdown	\$23,647.00	\$891,699.96
Program Funds Drawdown	\$23,647.00	\$745,101.22
Program Income Drawdown	\$0.00	\$146,598.74
Program Income Received	\$0.00	\$14,911.03
Total Funds Expended	\$41,097.00	\$909,149.96
New Orleans Redevelopment Authority	\$41,097.00	\$41,097.00
Pontchartrain Park CDC	\$0.00	\$868,052.96
Match Contributed	\$0.00	\$0.00

Activity Description:

Reconstruction of 30 homes on previously vacated properties. Homes will be for sale to households with incomes at or below 120% of area median income.

Location Description:

Pontchartrain Park. Specifically NSP2 eligible census tracts; 17.01 and 17.02

Activity Progress Narrative:

The Pontchartrain Park CDC sold one home during the last quarter. PPCDC has built 31 homes from NSP2 and has 13 more to sell.

Expenditures are related to homebuyer subsidy for their most recently home sale in August, 2015.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units & other green	1	14/30



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	14/30
# of Singlefamily Units	1	14/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	0/0	14/0	14/30	100.00
# Owner Households	0	1	1	0/0	14/0	14/30	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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 LH25 NC

Activity Title: PPCDC NC 2

Activity Category:

Construction of new housing

Project Number:

05

Projected Start Date:

08/01/2012

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:

09/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Pontchartrain Park CDC

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$23,850.00
Total Budget	\$350.00	\$23,850.00
Total Obligated	\$350.00	\$23,850.00
Total Funds Drawdown	\$0.00	\$23,500.00
Program Funds Drawdown	\$0.00	\$4,200.00
Program Income Drawdown	\$0.00	\$19,300.00
Program Income Received	\$0.00	\$3,000.00
Total Funds Expended	\$0.00	\$23,500.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Note: the "Responsible Org" for this activity code was replaced in Aug 2014 from VOB to PPCDC. PPCDC is developing 31 homes in NSP2. One home will be sold to an LH25 buyer in this activity.

Location Description:

Pontchartrain Park neighborhood of New Orleans. Target CT 17.01

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	1/1
#Units & other green	0	1/1



# of Elevated Structures	0	1/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

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: 05 - Proj 1330 - NC

Activity Title: 1330 - New

Activity Category:

Construction of new housing

Project Number:

05

Projected Start Date:

03/01/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Eligible Act E

Projected End Date:

10/01/2015

Completed Activity Actual End Date:

Responsible Organization:

New Orleans Redevelopment Authority

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$3,022,231.00
Total Budget	(\$22,599.00)	\$3,022,231.00
Total Obligated	(\$22,599.00)	\$3,022,231.00
Total Funds Drawdown	\$588,952.01	\$3,015,902.49
Program Funds Drawdown	\$588,835.85	\$2,457,729.70
Program Income Drawdown	\$116.16	\$558,172.79
Program Income Received	\$0.00	\$10,025.00
Total Funds Expended	\$588,952.01	\$3,015,902.52
New Orleans Redevelopment Authority	\$588,952.01	\$1,800,402.83
Thoron Development LLC	\$0.00	\$1,215,499.69
Match Contributed	\$0.00	\$0.00

Activity Description:

The project is a block off of OC Haley Boulevard, a commercial corridor on the verge of redevelopment from private and public sector investments. Update 11/4/13; Demolition of incomplete project is expected by end of 2013. Construction is expected to resume in 2014.

Note: replaced development will be completed by the New Orleans Redevelopment Authority, not the original developer.

Location Description:

Orleans Parish Central City, specifically census tract 140 (formerly CT 68 and 80)

Activity Progress Narrative:

NORA was the developer for 5 single family homes after the original developer fell through and could not complete the project. After the first project was removed and new designs were commissioned, NORA began construction with a local, DBE contractor in late 2014 on all 5 units. The units' construction was completed during quarter 3 and 3 of the units had already received Purchase Agreements before quarter end. NORA expects to sell all 5 units before the end of 2015. Expenditures are related to the last construction draw. A portion of the retainage is still outstanding and will be paid in the last quarter contingent on all punch list items completed to NORA's satisfaction.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with bus/rail access	0		0/5	
#Sites re-used	0		0/3	
#Units & other green	0		0/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/5	
# of Singlefamily Units	0		0/5	

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	0/5	0
# Owner Households	0	0	0	0/0	0/0	0/5	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	

Project # / Title: 06 / Activity Delivery - Misc

Grantee Activity Number: 06 Activity Delivery

Activity Title: All activities

Activity Category:

Construction of new housing

Project Number:

06

Projected Start Date:

12/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

Activity Status:

Under Way

Project Title:

Activity Delivery - Misc

Projected End Date:

03/01/2016

Completed Activity Actual End Date:

Responsible Organization:



Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$895,033.20
Total Budget	(\$13,862.60)	\$895,033.20
Total Obligated	(\$12,542.60)	\$895,033.20
Total Funds Drawdown	\$35,244.99	\$891,393.04
Program Funds Drawdown	\$30,714.62	\$380,629.64
Program Income Drawdown	\$4,530.37	\$510,763.40
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$35,244.99	\$891,878.44
New Orleans Redevelopment Authority	\$35,244.99	\$891,878.44
Match Contributed	\$0.00	\$0.00

Activity Description:

These funds are attributable to activity delivery costs that were initially recorded in administration. The expenditures are for contractors and staff who work directly with projects that can be traced to addresses. The activities include but are not limited to the following; soft second underwriting and income certification review for each buyer, architectural review for house plans, environmental reviews of each property, grantee's staff to oversee each developer and their houses.
 Note: The performance measures are projected at the lowest number to avoid double counting since all units are already projected in other activities for which this activity supports directly.

Location Description:

Orleans parish in all eligible NSP2 census tracts

Activity Progress Narrative:

Expenditures are related to project management of each developer. Project managers ensure that each unit is completed to building standard specification, draws are processed and that eligible buyers are purchasing or renting the home prior to closing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units & other green	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	0/1

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	0/2	0
# Owner Households	0	0	0	0/0	0/0	0/1	0
# Renter Households	0	0	0	0/0	0/0	0/1	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

Project # / Title: 07 - Prog Inc / NSP2 Program Income Waiver

Grantee Activity Number: 07 PI Waiver

Activity Title: NSP2 Program Income Waiver

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

07 - Prog Inc

Project Title:

NSP2 Program Income Waiver

Projected Start Date:

01/28/2015

Projected End Date:

06/28/2016

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

New Orleans Redevelopment Authority

Program Income Account:

NSP2 PI Waiver Account

Overall

Jul 1 thru Sep 30, 2015

To Date

Total Projected Budget from All Sources

N/A

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00



Match Contributed

\$0.00

\$0.00

Activity Description:

Temporary project/activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015

Location Description:

N/A

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

