

**Grantee: Alabama**

**Grant: B-11-DN-01-0001**

**July 1, 2015 thru September 30, 2015 Performance Report**

---



**Grant Number:**

B-11-DN-01-0001

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

Alabama

**Contract End Date:**

03/14/2014

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Tammy Perdew

**LOCCS Authorized Amount:**

\$5,000,000.00

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$5,000,000.00

**Disasters:****Declaration Number**

No Disasters Found

**Narratives****Summary of Distribution and Uses of NSP Funds:**

The NSP3 Substantial Amendment for the State of Alabama, in its entirety, may be found at <http://www.adeca.alabama.gov/C15/NSP3/Document%20Library/NSP3%20Substantial%20Amendment-Approved.pdf>.

Due to receiving the minimum grant allocation and the desire to create a targeted, realistic NSP3 program, the State of Alabama used a method of distribution which utilized a competitive application process in accordance with HUD December 29, 2010, Guidance on Mapping and Needs Data for State NSP3 Action Plans. All applicants were required to submit target area maps using the HUD NSP3 mapping tool.

The State used the four counties HUD determined were the areas of greatest need under NSP1 as a starting point and then reviewed HUD Neighborhood Stabilization Program Data to determine the highest concentrations of REO properties within these counties. Using a need score of 17 as a filter, Jefferson County alone accounted for 82 percent of the REO properties within these four counties. Using the State minimum allowable need score of 15 as a filter, Jefferson County accounted for 72 percent of the REO properties.

Considering the large concentration of available REO properties in Jefferson County, the fact that the only other HUD NSP3 allocation in the State is to the City of Birmingham located in Jefferson County, the limited ability to potentially address 50 to 65 properties due to the minimum allocation of funds, and the desire to have as much impact as possible, the State limited applications to projects located within Jefferson County neighborhood(s) or Census tracts with a NSP3 Foreclosure Need Score of 15 or greater. (Note: If more than one neighborhood was identified, the State accepted an average score of 15 or greater which was derived by averaging the neighborhood NSP3 need scores, weighting the scores by the estimated number of housing units in each identified neighborhood.) Based on prior experience with NSP1, the State program established a set of objectives to ensure NSP3 activities will be cost-effective, have measurable impact and be implemented in a timely manner.

**State Objectives**

1. To the extent feasible, an NSP3 activity must have a direct relationship to addressing redevelopment of abandoned and/or foreclosed upon and/or vacant multi-family or single-family properties.
2. Activity must have a measurable impact towards addressing needs related to abandoned and/or foreclosed upon and/or vacant multi-family or single-family properties.
3. Activity must be cost-effective for each unit assisted with NSP3 funds.
4. NSP3 funds, as much as possible, should be targeted towards hard costs, financing costs, or costs absolutely necessary to implement an activity. Soft-costs should be kept to a minimum.
5. Applicant should demonstrate capacity as a result of in-house experience to successfully carry-out the project.
6. The emergency nature of the program



## Summary of Distribution and Uses of NSP Funds:

as well as the regulatory timeline on expenditure of funds dictates extreme importance of project readiness and timely completion in the project funding decision.

### Eligible Applicants

Eligible applicants for NSP3 funds were entities who demonstrated capacity to directly carry-out NSP activities and who had successfully completed a minimum of 15 units without serious issues. Due to the State minimum allocation of \$5,000,000, joint applications were not accepted, although the State did allow for the consideration of a project that combined the use of State NSP3 funds with the NSP3 allocation to the City of Birmingham.

The State also allowed for the consideration of applications from Indian Tribes to the extent their identified need met program requirements. In addition, depending on the necessity to accomplish NSP3 objectives, the State retains the option to directly or through contracts carry-out activities.

### Grant Ceilings

Applications were not subject to ceilings; however, proposals were reviewed in relation to need in the geographical area to be served and the number of proposals received from the same target area.

For activities which may eventually be carried out directly or through contracts by the State, no ceiling will apply. Further, based on the number of acceptable proposals received by the State, the State retains full option to adjust grant size including awarding grants to any non-applicant entities to carry-out projects in areas of greatest need in compliance with CDBG NSP rules.

### Competitive Project Reviews

The State required all interested entities to submit applications which provided specific information about local projects to allow the State to complete reviews based on the State Objectives listed above. The review involved qualitative and quantitative assessment to determine the extent to which the activity will assist areas of greatest need, applicant's capacity and readiness, and grant impact and cost-effectiveness. Based on best practices from the State NSP1 program and in order to meet NSP3 program requirements, project reviews included the following criteria:

- ,
- ,
- Applications for affordable rental units were given priority. Multi-family rental properties were given higher priority than single-family rental properties subject to other rating considerations.
- ,
- Proposed projects targeted units located in Jefferson County within an area of greatest need with a NSP3 Foreclosure Need Score of 15 or greater.
- ,
- Applicant demonstrated how program design will address local housing market conditions in the areas of greatest need.
- ,
- Applicant was the entity who will maintain site control and directly carry-out NSP3 activities without the assistance of sub-recipients or sub-awardees.
- ,
- Applicant demonstrated capacity to implement NSP3 as evidenced by the successful completion of at least 15 units under NSP1, with no serious issues. The State allowed for the consideration of relevant experience in lieu of the 15-unit requirement for applicants who did not partici

## Summary of Distribution and Uses of NSP Funds:

te in NSP1.,

- Applicant demonstrated prior experience successfully ensuring compliance with applicable rules and regulations such as environmental, labor standards, procurement, lead-based paint, civil rights, fair housing and equal opportunity.
- ,
- Applicant demonstrated capacity to implement the NSP3 program expeditiously in order to expend 50 percent of the NSP3 funds within 2 years, expend 100 percent of the NSP3 funds and have units occupied within 3 years while in compliance with applicable rules and regulations as evidenced by progress to date with NSP1 funds and results of monitoring reviews.
- ,
- Applicant demonstrated how 100 percent of funds will be used to provide housing for individuals or families whose incomes do not exceed 120 percent of area median income and how a minimum of 25 percent of funds will be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.
- ,
- Applicant was required to identify continued affordability standards and enforcement mechanisms as part of their application for funding as well as their definition of affordable rents for NSP-assisted rental projects.
- ,
- Applicant demonstrated how the project will strive to address at least 20 percent of the foreclosed properties in the target area.
- ,
- Applicant demonstrated how it will, to the maximum extent feasible, provide for the hiring of employees that reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. ( Note: For purposes of NSP3, HUD defines vicinity as each neighborhood identified by the NSP3 applicant as being the areas of greatest need.)



- Applicant detailed how it proposes to utilize applicable housing rehabilitation standards to incorporate energy efficient and environmentally-friendly green elements such as Energy Star Qualified New Homes (for gut rehabilitation or new construction); American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (for gut rehabilitation or new construction of mid- or high-rise multifamily housing); Energy Star-46 labeled products; water efficient toilets, showers, and faucets such as those with the WaterSense label; and, where relevant, how housing will be improved to mitigate the impact of disasters.
- Applicant detailed how it proposes to affirmatively market housing opportunities.

The State received applications on May 11, 2011, and completed its review on May 31, 2011. The State published the proposed Substantial Amendment in English and Spanish on the ADECA NSP website on June 3, 2011. A hard copy of each translation was also made available for review at the ADECA office in Montgomery. A comment period was allowed from June 3 until June 20, 2011. Individuals were offered the opportunity to comment in writing via formal correspondence, fax, or e-mail. The ADECA website also offered the ability to submit written comments. No comments were received.

#### Low-Income Targeting

The State used its method of distribution, application for funds, and project review&nbs

#### Summary of Distribution and Uses of NSP Funds:

p;and award process to ensure that no less than 25 percent of its initial NSP3 award will be used to purchase and redevelop abandoned and/or foreclosed upon and/or vacant homes or residential properties that will house individuals or families whose incomes do not exceed 50 percent of area median income. Further, the State encouraged each NSP3 applicant to develop activities whereby at least 25 percent of their grant amount will be expended on low-income targeted activities.

#### Awards

Final awards totaled the available allocation for distribution; however, if during the course of implementation, a sub-recipient or developer does not have a satisfactory expenditure rate, the State will de-obligate appropriate balances and will carry-out activities directly using all available means including using its own employees, procuring contractors, private developers, and providing loans and grants to or through nonprofits, or reward high performers receiving NSP3 grants with additional funds.

The State selected 2 applications for funding:

- The Greater Birmingham Habitat for Humanity was awarded \$2,250,000 to acquire and rehabilitate approximately 22 foreclosed upon, vacant, or abandoned single-family homes for resale or rental to households whose incomes are at or below 120 percent of area median income. A minimum of 25 percent of funds will be used to provide housing for individuals and families whose incomes do not exceed 50 percent of area median income. While final tenure of the occupants will be homeowners, some properties may initially be used by renters who are disaster victims displaced as a result of the April 27, 2011, tornadoes.

- Aletheia House was awarded \$2,250,000 to acquire and rehabilitate a 104-unit foreclosed upon multi-family property for rental to households whose incomes do not exceed 50 percent of area median income.

- The State is reserving \$500,000, 10 percent of its NSP3 allocation, for general administration.

Targeted activities will consist primarily of activities related to affordable multi-family rental housing. Based on an allocation of \$5,000,000, 56.25 percent or \$2,812,500 will be expended on low-income targeted activities.

Demolition or conversion of low- and moderate-income dwelling units is an eligible NSP3 activity under the State program; however, the State does not anticipate activities involving demolition or conversion of low- and moderate-income dwelling units.



## **Housing Rehabilitation/New Construction Standards:**

nbsp; 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-46 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., hurricane, flooding, fire).

Rehabilitation activities to be conducted by the Greater Birmingham Habitat for Humanity will meet all local building codes. To the greatest extent feasible, Habitat will use energy efficient rehabilitation methods and materials. Habitat currently uses Energy Star appliances, WaterSense fixtures and other applicable energy efficient materials.

Rehabilitation activities to be conducted by Aletheia House will meet all local building codes. In addition, the project will use Energy Star-46 labeled products and water efficient toilets, showers, and faucets.

## **How Fund Use Addresses Market Conditions:**

As part of the competitive application process, proposed projects targeted units located in Jefferson County neighborhood(s) or Census tracts with a NSP3 Foreclosure Need Score of 15 or greater.

The Greater Birmingham Habitat for Humanity will conduct activities in HUD Mapping Tool Neighborhood ID 6305297 located in Center Point, Jefferson County, Alabama, an area of greatest need with a NSP3 Foreclosure Need Score of 15.49. Activities will address the foreclosure issue in the project area by removing some of the existing foreclosure stock and returning it to viable owner occupied housing. Habitat services its own mortgages at a fixed rate of zero percent interest.

Aletheia House will conduct activities in HUD Mapping Tool Neighborhood ID 8928283 in Center Point, Jefferson County, Alabama, an area of greatest need with a NSP3 Foreclosure Need Score of 16.14. Activities will positively address local market conditions by renovating a foreclosed multi-family property which is located near other multi-family properties, one of which is a 140-unit property acquired and rehabilitated with NSP1 grant funds. Also, 56.3 percent of households in the project area earn less than 50 percent of area median income and this activity will target households in that income group.

To the extent possible, sub-recipients and developers will be encouraged to carry out their NSP3 activities in the context of a comprehensive plan for the community vision of how it can make its neighborhoods not only more stable, but also more sustainable, inclusive, competitive, and integrated into the overall metropolitan fabric, including access to transit, affordable housing, employers, and services.

## **Ensuring Continued Affordability:**

For NSP assisted housing, the State of Alabama will use the HOME program standards at 24 CFR 92.252(a),(c),(e) and (f) and 92.254 to ensure continued affordability.

For rental housing rehabilitation or acquisition of existing housing:

A per unit investment of less than \$15,000 NSP3 funds requires a minimum affordability period of 5 years.  
A per unit investment of \$15,000 to \$40,000 NSP3 funds requires a minimum affordability period of 10 years.  
A per unit investment of over \$40,000 NSP3 funds requires a minimum affordability period of 15 years.  
New construction or acquisition of newly constructed housing requires a minimum affordability period of 20 years.

For homeownership assistance:

A per unit investment of less than \$15,000 NSP3 funds requires a minimum affordability period of 5 years.  
A per unit investment of \$15,000 to \$40,000 NSP3 funds requires a minimum affordability period of 10 years.  
A per unit investment of over \$40,000 NSP3 funds requires a minimum affordability period of 15 years.

Under the State Neighborhood Stabilization Program, subprime mortgages are discouraged. Sub-recipients and developers must ensure and document compliance that each homebuyer obtains a mortgage loan from a lender who agrees to comply with the bank regulators guidance for non-traditional mortgages (see, Statement on Subprime Mortgage Lending issued by the Office of the Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Department of the Treasury, and National Credit Union Administration, available at the following link: <http://www.fdic.gov/regulations/laws/rules/5000-5186.html>).

Further, sub-recipients and developers must require each NSP-assisted homebuyer to receive and complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

Enforcement requirements will be passed down to sub-recipients and developers to ensure to the maximum extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and/or foreclosed upon and/or vacant homes and residential properties remain 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. Applicants were required to identify their continued affordability standards and enforcement mechanisms as part of their application for funding as well as their definition of affordable rents for NSP-assisted rental projects.

### **Definition of Blighted Structure:**

Title 24 Housing, Section 24-2-2 (c) of The Code of Alabama 1975 defines blighted property as property that contains any of the following factors:

- The presence of structures, buildings, or improvements, which, because of dilapidation, deterioration, or unsanitary or unsafe conditions, vacancy or abandonment, neglect or lack of maintenance, inadequate provision for ventilation, light, air, sanitation, vermin infestation, or lack of necessary facilities and equipment, are unfit for human habitation or occupancy.
- The existence of high density of population and overcrowding or the existence of structures which are fire hazards or are otherwise dangerous to the safety of persons or property or any combination of the factors.
- The presence of a substantial number of properties having defective or unusual conditions of title which make the free transfer or alienation of the properties unlikely or impossible.
- The presence of structures from which the utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- The presence of excessive vacant land on which structures were previously located which, by reason of neglect or lack of maintenance, has become overgrown with noxious weeds, is a place for accumulation of trash and debris, or a haven for mosquitoes, rodents, or other vermin where the owner refuses to remedy the problem after notice by the appropriate governing body.
- The presence of property which, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance where the owner refuses to remedy the problem after notice by the appropriate governing body.
- The presence of property with code violations affecting health or safety that has not been substantially rehabilitated within the time periods required by the applicable codes.
- The presence of property that has tax delinquencies exceeding the value of the property.
- The presence of property which, by reason of environmental contamination, poses a threat to public health or safety in its present condition.

(Acts 1949, No. 491, p. 713, §2; Acts 1967, No. 416, p. 1070, §2; Act 2006-584, p. 1544, §1.)

### **Definition of Affordable Rents:**

Rent will be considered affordable if it falls within the Official Individual Area Fair Market Rents (FMR) as published in the Federal Register. These FMRs are utilized by the Alabama Housing Finance Authority which administers the State Home Investments Partnership Program (HOME). The table for the 2010 HOME Program Income/Rent Limits for the State of Alabama can be found at the following link: [www.ahfa.com/Compliance/IncRentLimits\\_HOME2010.aspx](http://www.ahfa.com/Compliance/IncRentLimits_HOME2010.aspx).

### **Housing Rehabilitation/New Construction Standards:**

Applicants were required to identify the relative building code(s) applicable to their activities as part of the application for funding process. At a minimum, the State accepted the Standard (Southern) Building Code (SBCCI) or HUD Housing Quality Standards (HQS) as identified at Title 24 of the Code of Federal Regulations, Chapter IX, Part 982.401.

Rehabilitation activities shall be to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties. The State will strongly encourage sub-recipients and developers to not only stabilize neighborhoods in the short-term, but to strategically incorporate energy efficient and environmentally-friendly green elements as part of their rehabilitation activities to provide for long-term affordability and increased sustainability. Green elements may include transit accessibility, green building standards, reuse of cleared sites, deconstruction, renewable energy, water conservation, energy efficient materials and healthy homes as described in the Green Housing Development Guide located at the following link: <http://hudnsphelp.info/media/resources/GreenHousingDevelopmentGuide.pdf>.

All rehabilitation must meet or exceed local building codes. While the State of Alabama does not have a uniform, statewide building code for residential properties, most jurisdictions voluntarily adopt varying codes such as:

- International Building Code (IBC)
- International Energy Conservation Code (IECC)
- International Existing Building Code (IEBC)
- International Fire Code (IFC)
- International Fuel Gas Code (IFGC)
- International Mechanical Code (IMC)
- International Performance Code (ICCPC)
- International Plumbing Code (IPC)
- International Private Sewage Disposal Code (IPSDC)
- International Property Maintenance Code (IPMC)
- International Residential Code (IRC)

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 Engineers (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&

**Vicinity Hiring:**

As part of the competitive application process, each applicant demonstrated how it will, to the maximum extent feasible, provide for the hiring of employees that reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

o Note: For purposes of NSP3, HUD defines vicinity as each neighborhood identified by the NSP3 applicant as being the areas of greatest need. The NSP3 local hiring requirement does not replace the responsibilities of the grantee under Section 3 of the Housing and Urban Development Act of 1968 and implementing regulations at 24 CFR Part 135, except to the extent the obligations may be in direct conflict.

The Greater Birmingham Habitat for Humanity will, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Aletheia House will notify interested parties of bid opportunities by working with the Birmingham Construction Industry Authority (which is responsible for strengthening the capacity of small and minority-owned businesses), advertising the project in the local newspaper, and contacting contractors who have performed high quality work for the agency in the past.

**Procedures for Preferences for Affordable Rental Dev.:**

As part of the competitive application process, applications for affordable rental units were given priority. Multi-family rental properties were given higher priority than single-family rental properties subject to other rating considerations.

**Grantee Contact Information:**

Shabbir Olia  
 Manager, Community and Economic Development Programs  
 Alabama Department of Economic and Community Affairs  
 401 Adams Avenue  
 Post Office Box 5690  
 Montgomery, Alabama 36103-5690  
 Phone: 334-242-5468  
 Fax: 334-353-3527  
 E-Mail: shabbir.olia@adeca.alabama.gov

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$5,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$5,000,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,000,000.00
<b>Match Contributed</b>	\$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	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$500,000.00
Limit on State Admin	\$0.00	\$500,000.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$500,000.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$2,658,928.89

## Overall Progress Narrative:

The State of Alabama has NSP3 developer agreements with 2 nonprofit organizations, Aletheia House and the Greater Birmingham Habitat for Humanity. These nonprofits are conducting NSP3 activities in neighborhoods located in Center Point, Jefferson County, Alabama. For details on the progress of each, please refer to the individual activities listed below.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2RHB, Alabama NSP3 Rehabilitation	\$0.00	\$4,500,000.00	\$4,500,000.00
3ADM, Alabama NSP3 Administration	\$0.00	\$500,000.00	\$500,000.00



## Activities

**Project # / Title:** 2RHB / Alabama NSP3 Rehabilitation

**Grantee Activity Number:** ALTH-2RHB25M1-002

**Activity Title:** ALETHEIA HOUSE-REHABILITATION-50

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2RHB

**Projected Start Date:**

06/22/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Alabama NSP3 Rehabilitation

**Projected End Date:**

03/14/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

ALETHEIA HOUSE

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,250,000.00
<b>Total Budget</b>	\$0.00	\$2,250,000.00
<b>Total Obligated</b>	\$0.00	\$2,250,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$2,250,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,250,000.00
ALETHEIA HOUSE	\$0.00	\$2,250,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Under Eligible Use B, acquire and rehabilitate foreclosed multi-family property with NSP3 funds in order to rent to households whose incomes are at or below 50 percent of area median income.

**Location Description:**

1817 Amberwood Drive, Center Point, Jefferson County, Alabama 35215 (HUD Mapping Tool Neighborhood ID 8928283)

**Activity Progress Narrative:**

Per prior reporting, Aletheia House acquired a 104-unit multifamily residential property located at 1817 Amberwood Drive in Center Point. All units are leased to households whose incomes do not exceed 50% AMI with the exception of one unit occupied by a property manager and another unit occupied by a safety officer.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	33	33/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	104	104/104
# of Multifamily Units	104	104/104

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	104	0	104	104/104	0/0	104/104	100.00
# Renter Households	104	0	104	104/104	0/0	104/104	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>HBGB-2RHB25-003</b>
<b>Activity Title:</b>	<b>HABITAT GREATER BIRMINGHAM-REHABILITATION-50</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2RHB

**Projected Start Date:**

06/22/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Alabama NSP3 Rehabilitation

**Projected End Date:**

03/14/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

GREATER BIRMINGHAM HABITAT FOR HUMANITY

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$408,928.89
<b>Total Budget</b>	\$0.00	\$408,928.89
<b>Total Obligated</b>	\$0.00	\$408,928.89
<b>Total Funds Drawdown</b>	\$0.00	\$408,928.89
<b>Program Funds Drawdown</b>	\$0.00	\$408,928.89
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$408,928.89
GREATER BIRMINGHAM HABITAT FOR HUMANITY	\$0.00	\$408,928.89
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Under Eligible Use B, acquire and rehabilitate foreclosed, vacant, or abandoned homes with NSP3 funds in order to sell to households whose incomes are at or below 50 percent of area median income.

**Location Description:**

Center Point, Jefferson County, Alabama (HUD Mapping Tool Neighborhood ID 6305297)

**Activity Progress Narrative:**

Eight of the 23 houses completed by the Greater Birmingham Habitat for Humanity are occupied by households whose incomes do not exceed 50% AMI. (See HBGB-2RHB75-003 for additional information.)

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
-----------------------	--------

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>HBGB-2RHB75-003</b>
<b>Activity Title:</b>	<b>HABITAT GREATER BIRMINGHAM-REHABILITATION-120</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
2RHB

**Projected Start Date:**  
06/22/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
Alabama NSP3 Rehabilitation

**Projected End Date:**  
03/14/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**  
GREATER BIRMINGHAM HABITAT FOR HUMANITY

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,841,071.11
<b>Total Budget</b>	\$0.00	\$1,841,071.11
<b>Total Obligated</b>	\$0.00	\$1,841,071.11
<b>Total Funds Drawdown</b>	\$0.00	\$1,841,071.11
<b>Program Funds Drawdown</b>	\$0.00	\$1,841,071.11
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,841,071.11
GREATER BIRMINGHAM HABITAT FOR HUMANITY	\$0.00	\$1,841,071.11
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Under Eligible Use B, acquire and rehabilitate foreclosed, vacant, or abandoned homes with NSP3 funds in order to sell to households whose incomes are at or below 120 percent of area median income.

**Location Description:**

Center Point, Jefferson County, Alabama (HUD Mapping Tool Neighborhood ID 6305297)

**Activity Progress Narrative:**

The Greater Birmingham Habitat for Humanity has a total inventory of 23 properties. All rehab activities are complete and 17 homes have been sold or leased. Eight of these are occupied by households whose incomes do not exceed 50% AMI (see HBGB-2RHB25-003). Habitat hopes to complete its program by February 2016.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

## 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: 3ADM / Alabama NSP3 Administration**

<b>Grantee Activity Number:</b>	<b>STATE-AL-3ADMIN</b>
<b>Activity Title:</b>	<b>STATE OF ALABAMA-ADMINISTRATION</b>

### Activity Category:

Administration

### Project Number:

3ADM

### Projected Start Date:

03/14/2011

### Benefit Type:

( )

### National Objective:

N/A

### Activity Status:

Under Way

### Project Title:

Alabama NSP3 Administration

### Projected End Date:

03/14/2014

### Completed Activity Actual End Date:

### Responsible Organization:

ADECA

## Overall

	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$500,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$500,000.00
ADECA	\$0.00	\$500,000.00



**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

State NSP3 Administration

**Location Description:**

Alabama Department of Economic and Community Affairs, Montgomery, Alabama

**Activity Progress Narrative:**

All administration funds have been drawn by the State of Alabama.

**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

---

**Monitoring, Audit, and Technical Assistance**

<b>Event Type</b>	<b>This Report Period</b>	<b>To Date</b>
Monitoring, Audits, and Technical Assistance	0	0
Monitoring Visits	0	26
Audit Visits	0	0
Technical Assistance Visits	0	6
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

