

Jul 1, 2009 thru Sep 30, 2009 Performance Report

Grant Number:
B-08-MN-13-0002

Obligation Date:

Grantee Name:
Augusta, GA

Award Date:

Grant Amount:
\$2,473,064.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Reviewed and Approved

Submitted By:
No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

Recovery Needs:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	2,473,063.94
Total CDBG Program Funds Budgeted	N/A	2,473,063.94
Program Funds Drawdown	292,085.71	292,085.71
Obligated CDBG DR Funds	1,193,716.42	1,193,716.42
Expended CDBG DR Funds	222,682.16	222,682.16
Match Contributed	35,000	35,000
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	0
Minimum Non-Federal Match	0	35,000
Limit on Public Services	370,959.6	0
Limit on Admin/Planning	247,306.4	6,888
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
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Overall Progress Narrative:

To date the Augusta Richmond County NSP projects are progressing. Several projects are underway and several activities now have funds expended. However, as noted throughout the activities for this report, the QPR for April through June did not trigger a request for additional comments. Therefore, some activities such as those noted with expenditures of funding for this quarter, reflect expenditures for the previous quarter as well. The progress of the department can be summarized as follows: 1) There have been acquisitions of eight (8) vacant lots with plans of redevelopment for sale. This project will provide stability to a previously stable neighborhood now suffering from a foreclosed new construction project of a private business owner. The development project will consist of no less than two phases to prevent the oversaturation of the area with property that has not sold and involves the partnering of expertise and funding on a 50% match by a for-profit construction company. This project was acquired in August 2009 and will include on-going discussions throughout this QPR period to finalize architectural design and marketing plans. 2) Also, negotiations have begun for future acquisitions to allocate the twenty-five percent (25%) set aside for low-income households. This project, if successful will allow for a mixed income and mixed used site to be constructed in an area of major blight and abandonment with NSPI funds contributing less than 40% of the total development cost. However, the intrinsic reward for the City of Augusta is the establishment of a mixed community of seniors, working people, and students comingling along socio-economic lines including income, educational level, race and age. 3) There has also been a foreclosed property acquired through a joint venture with a for-profit partner (Wells Fargo Bank through the Wachovia Foundation) that will be rehabilitated for sale to a low-income family. The property was a HUD foreclosure acquired for rehabilitation as part of the Team Member Volunteer Program grant awarded to the city in June 2009 for \$35,000.00. With the partnering of very little NSPI funding to support the non-federal grant received, the property can be renovated to include an additional bedroom to better accommodate a practical family size (3 beds, 2 baths) and provide for a more adequate kitchen space. The Wells Fargo grant was received during the quarter, again received in June 2009, but no match of NSPI funding had been negotiated and to date no NSPI funding has been expended on this project. However the property does meet eligible use as a foreclosed home with major blight and is in a target zip code. 4) Lastly, plans for usage of the subsidy funding (financing mechanisms) are underway with qualified buyers who have already completed eight hours of homebuyer education desiring to purchase foreclosed homes in targeted zip codes.

Project#, Project Title	Project Summary			
	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
221073117-5211119/408450-5444112-2, Development of Rental	0	0	859,572	0
221073117-5211119/408450-5444112-3, Land Bank	0	0	100,000	0
221073117-5211119/408450-5444112-4, Financing mechanisms	0	0	100,000	0
221073117-5211119/408450-5444112-5, Sand Ridge Project	0	0	0	0
221073117-5211119/408450-5444112-6, Redevelopment of Foreclosures	0	215,794.16	1,168,697.46	215,794.16
221073117-5311111/408450-5311111-1, Administrative Salaries	15,813.2	63,818.35	212,680.46	63,818.35
221073117-5311111/408450-5311111-2, Administrative Training	0	6,964.43	12,613.22	6,964.43
221073117-5311111/408450-5311111-3, Administrative Supplies/Equipment	-15,813.2	1,572.77	9,362.3	1,572.77
221073117-5311111/408450-5311111-5, Administrative Rent	0	3,936	10,138.56	3,936
9999, Restricted Balance	0	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
221073117-5211119/408450-5444112-6	Redevelopment of Foreclosures	<u>9</u>	<u>acquisition/ rehab/ redevelopment</u>
221073117-5311111/408450-5311111-1	Administrative Salaries	<u>6</u>	<u>Administrative Salaries</u>
221073117-5311111/408450-5311111-2	Administrative Training	<u>8</u>	<u>Training</u>
221073117-			

5311111/408450-5311111-3	Administrative Supplies/Equipment	<u>7</u>	<u>Administrative Supplies/Equipment</u>
221073117-5311111/408450-5311111-5	Administrative Rent	<u>5</u>	<u>Administrative rent</u>

Activities

Grantee Activity Number:

5

Activity Category:

Administration

Activity Title:

Administrative rent

Project Number:

221073117-5311111/408450-5311111-5

Activity Status:

Under Way

Projected Start Date:

03/01/2008

Project Title:

Administrative Rent

National Objective:

N/A

Projected End Date:

09/02/2010

Responsible Organization:

AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	10,138.56
Total CDBG Program Funds Budgeted	N/A	10,138.56
Program Funds Drawdown	3,936	3,936
Obligated CDBG DR Funds	10,138.56	10,138.56
Expended CDBG DR Funds	6,888	6,888
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

This Report Period

Cumulative Actual Total /

No Performance Measures Found

	Low	Mod	Total	Low	Mod	Total
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Activity Description:

Rent (\$422.44 X 24 months)

Location Description:

Office

Activity Progress Narrative:

The \$422.44 entered as part of the Action Plan was an expectation of rent to be paid but is not reflective of the actual rent due monthly. Rent has been paid from NSP1 funding for office space used for new employees on the 3rd floor of 925 Laney Walker Blvd. Augusta, GA 30901 since May 2009 at a rate of \$984.00 per month. For the seven month period total expenditure of funds equals \$6,888.00.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources **Amount**

No Other Funding Sources Found

Grantee Activity Number:

6

Activity Category:

Administration

Activity Title:

Administrative Salaries

Project Number:
221073117-5311111/408450-5311111-1

Activity Status:
Under Way

Projected Start Date:
12/29/2008

Project Title:
Administrative Salaries

National Objective:
N/A

Projected End Date:
09/12/2010

Responsible Organization:
AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	212,680.46
Total CDBG Program Funds Budgeted	N/A	212,680.46
Program Funds Drawdown	63,818.35	63,818.35
Obligated CDBG DR Funds	212,680.46	212,680.46
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
	No Performance Measures Found					

Activity Description:

staff salaries

Location Description:

N/A

Activity Progress Narrative:

Funding expended is a reflection of salaries paid for staff hired between December 2008 and January 2009 as funding could be used to back date expenses accumulated prior to grants being received in March 2009. Positions filled included an Administrative Assistant II position earning \$2,196.26 per month, a HERA Inspector position earning \$2,992.02 per month, and a HERA

Manager position earning 3,673.41 per month. Although some of the funds showing as expended should have been included in the previous QPR covering April through June 2009, each quarter moving forward will include three months salary for each position.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

7

Activity Category:

Administration

Activity Title:

Administrative Supplies/Equipment

Project Number:

221073117-53111111/408450-5311111-3

Activity Status:

Under Way

Projected Start Date:

12/01/2008

Project Title:

Administrative Supplies/Equipment

National Objective:

N/A

Projected End Date:

09/02/2010

Responsible Organization:

AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	9,362.3
Total CDBG Program Funds Budgeted	N/A	9,362.3

Program Funds Drawdown	1,572.77	1,572.77
Obligated CDBG DR Funds	5,000	5,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
	No Performance Measures Found					

Activity Description:

Staff supplies and equipment for office

Location Description:

Office

Activity Progress Narrative:

Activity #7 includes the purchase of supplies for NSP1 team use, notices to the public of funds usage, reimbursements for the use of private vehicles for NSP1 related activities, and transcription services provided at public hearing as a matter of record. During the quarter these expenses have included all such items but as noted for each activity and in the Overall Progress Narrative, expenditures are a reflection of two QPR periods and not just this quarter.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

8

Activity Category:

Administration

Activity Title:

Training

Project Number:

221073117-5311111/408450-5311111-2

Activity Status:

Under Way

Projected Start Date:

12/29/2008

Project Title:

Administrative Training

National Objective:

N/A

Projected End Date:

12/31/2009

Responsible Organization:

AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	12,613.22
Total CDBG Program Funds Budgeted	N/A	12,613.22
Program Funds Drawdown	6,964.43	6,964.43
Obligated CDBG DR Funds	10,000	10,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

This Report Period

Cumulative Actual Total /
Expected

Low	Mod	Total	Low	Mod	Total
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No Performance Measures Found

Activity Description:

Staff training (cost for travel, lodging, and incidentals)

Location Description:

Various throughout Georgia

Activity Progress Narrative:

As previously noted, the expenditures for all activities with funds expended are a reflection of two quarters of activity and two QPR periods. Also noted previously in Activity #7, Activity #8 is the inclusion of related items under one Action Plan activity name. Activity #8 includes staff training but also includes expenses related to travel and per diem for such trainings. During this quarterly period training has included travel to Atlanta, GA for the Administrative Assistant II and HERA Inspector on *HOME & NSP Creative Housing and Revitalizing Neighborhoods Training*, Atlanta, GA for the HERA Manager on Foreclosure/Impacted Neighborhoods, and the Housing and Community Development Director for *U. S. HUD NSP* training in Ft. Worth, Texas.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

9

Activity Category:

Acquisition - general

Activity Title:

acquisition/ rehab/ redevelopment

Project Number:

221073117-52111119/408450-5444112-6

Activity Status:

Planned

Projected Start Date:

08/01/2009

Project Title:

Redevelopment of Foreclosures

National Objective:

Projected End Date:

NSP Only - LMMI

02/28/2010

Responsible Organization:
AHCDD

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	955,897.4
Total CDBG Program Funds Budgeted	N/A	955,897.4
Program Funds Drawdown	215,794.16	215,794.16
Obligated CDBG DR Funds	955,897.4	955,897.4
Expended CDBG DR Funds	215,794.16	215,794.16
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	8/20
# of housing units	0	0	0	0/0	0/0	0/20
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/5	0/15	0/20
# of Persons benefitting	0	0	0	0/20	0/60	0/80
# of Permanent Jobs Created	0	0	0	0/1	0/4	0/5
# of Parcels acquired by condemnation	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin settlement	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/20
Total acquisition compensation to owners	0	0	0	0/0	0/0	0/0

Activity Description:

New construction units and acquisition/rehab of existing developments for sale generating program income

Location Description:

Targeted zip codes

Activity Progress Narrative:

The acquisition of these eight (8) vacant and foreclosed lots allows for the department to maintain the stability of an existing neighborhood. The development project was a failed venture by a local contractor that would greatly depreciate housing values for this area. With the successful development and sale of these properties the neighborhood will see an increase in appraisal value barring future foreclosure of other projects sites held by this same company.

Activity Location:

Address	City	State	Zip
2890 Pepperdine Drive	Hephzibah	NA	30815
2891 Pepperdine Drive	Hephzibah	NA	30815
2893 Pepperdine Drive	Hephzibah	NA	30815
2898 Pepperdine Drive	Hephzibah	NA	30815
2901 pepperdine Drive	Hephzibah	NA	30815
2894 Pepperdine Drive	Hephzibah	NA	30815
2897 Pepperdine Drive	Hephzibah	NA	30815
2889 Pepperdine Drive	Hephzibah	NA	30815

Other Funding Sources Budgeted - Detail

Match Sources**Amount**

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found